THE COURTYARD

4,5 & 6

CALVIN STREET, BOLTON BL1 8PB

THE COURTYARD

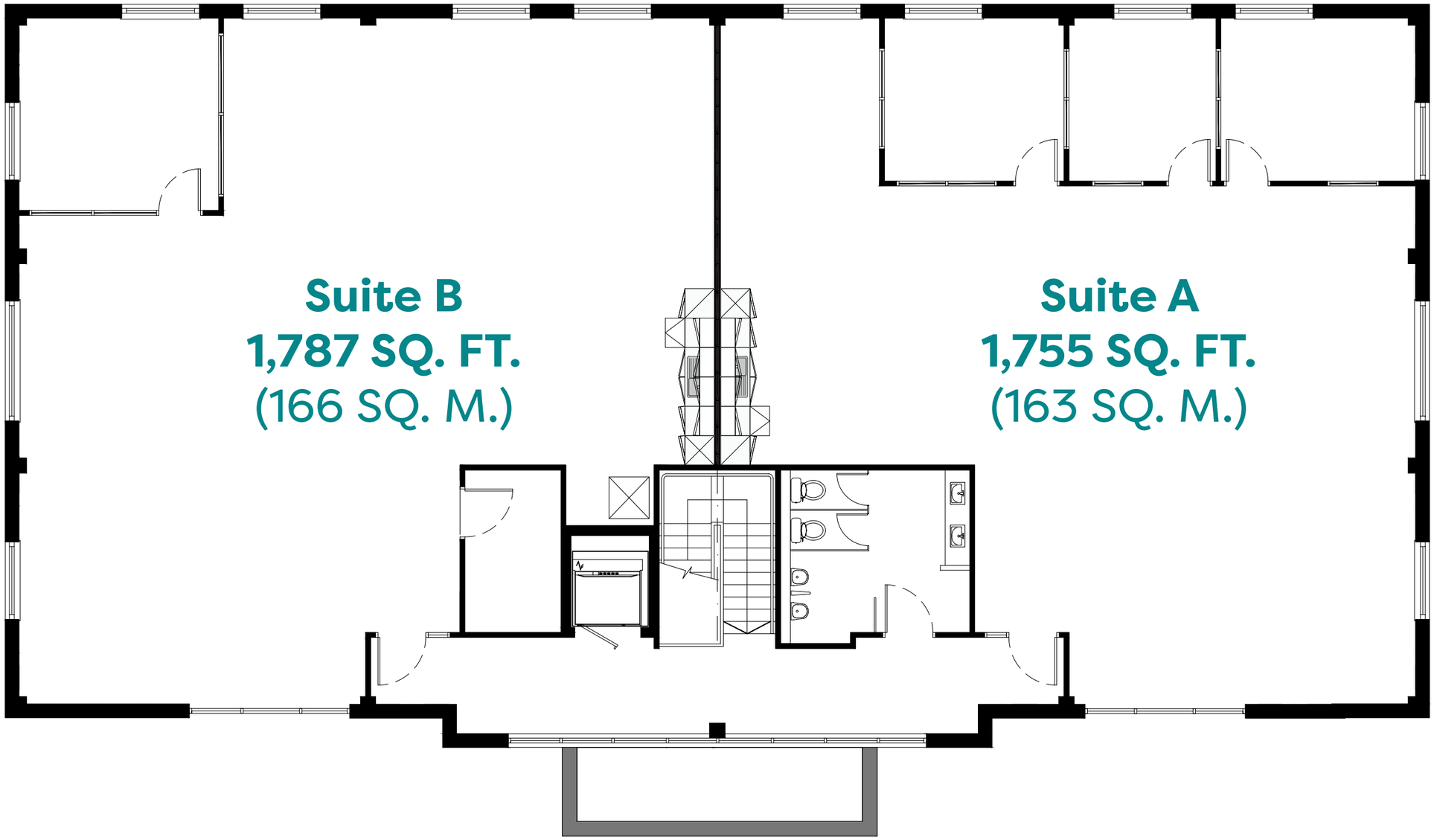
The Valley is a well established mixed-use development, on the fringe of Bolton town centre, boasting a variety of uses including; a cinema, pub, fitness centres, restaurants, offices, industrail and warehouse units.

Situated approximately 15 miles north west of Manchester, The Valley links directly to the A666 Blackburn Road / St. Peter's Way, providing easy access to the M60, M61, M62 and M6 motorway network.

LOCAL OCCUPIERS

Warburtons
cineworld CINEMAS
Dunelm
Royal Mail
KwikFit
totalfitness
hobbycraft
Nando's
Mercedes-Benz
the gym group
i'm lovin' it
B&Q
KFC

The Courtyard 4 - First Floor



Availability | The Courtyard 4

FLOOR	SQ FT	SQ M	AVAILABILITY
First Floor Suite A	1,787	166	TO LET
First Floor Suite B	1,755	163	TO LET

MODULAR RECESSED LIGHTING

DOUBLE GLAZED WINDOWS

FULLY ACCESSIBLE RAISED FLOOR

FEATURES

Explore a versatile work environment prioritising flexibility and comfort. Discover small office suites designed for individuals or SME businesses, offering tailored workspace solutions, while our expansive office spaces cater to larger or growing enterprises. Enjoy the added benefits of enhanced security through CCTV site monitoring and round-the-clock access. Crafted to meet the specific needs of diverse businesses and individuals, this workspace provides a welcoming and accommodating environment. Elevate your work experience in a space designed to adapt and cater to your unique requirements.

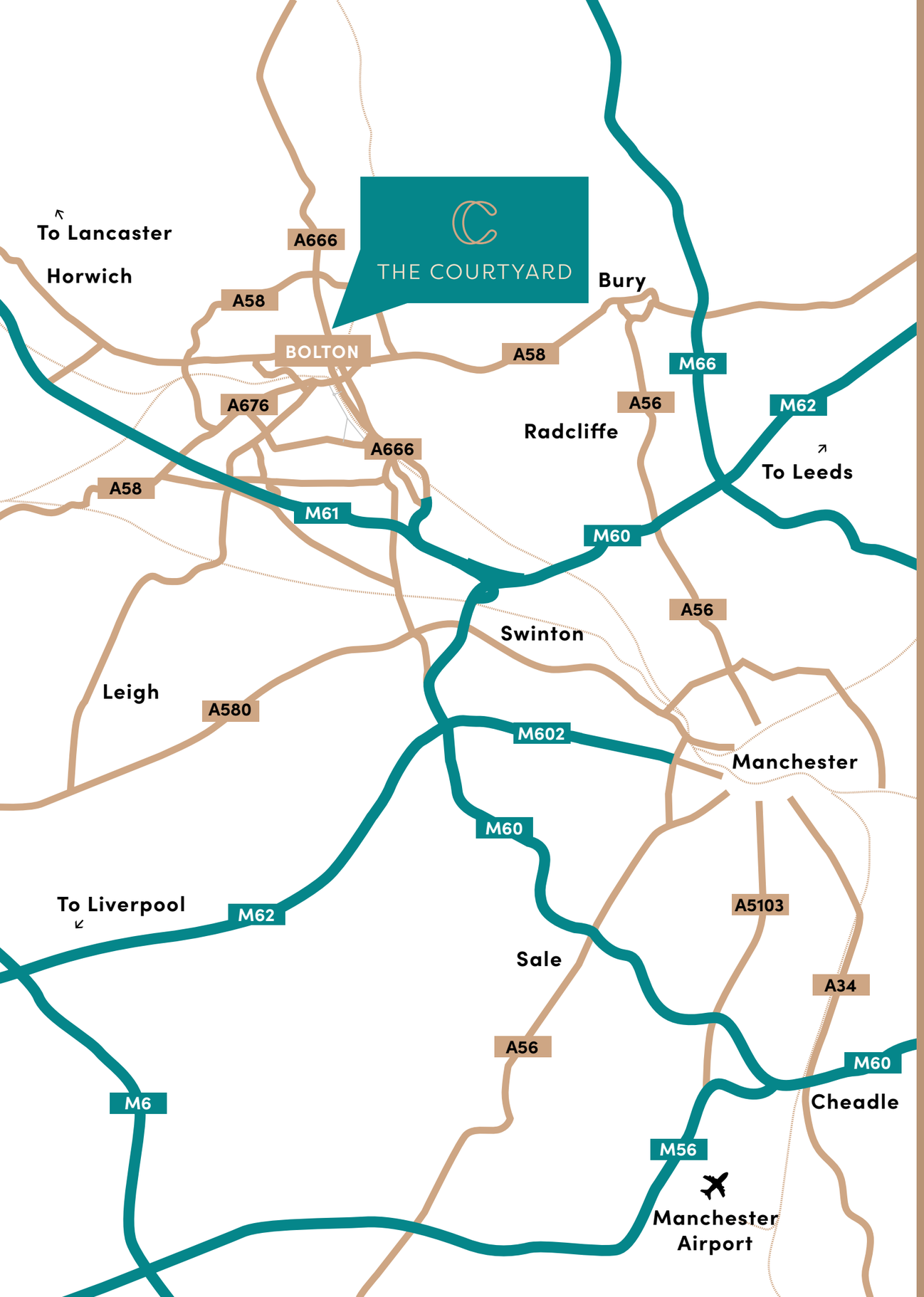
- MODULAR RECESSED LIGHTING
- DOUBLE GLAZED WINDOWS
- FULLY ACCESSIBLE RAISED FLOOR
- 24/7 ACCESS
- ON-SITE PARKING
- GAS FIRED CENTRAL HEATING

The Courtyard 5

FLOOR	SQ FT	SQ M	AVAILABILITY
First	1,718	160	LET
Ground	1,780	165	LET

The Courtyard 6

FLOOR	SQ FT	SQ M	AVAILABILITY
First	1,735	161	TO LET
Ground	1,755	163	LET



TRAVEL & COMMUTING

The Courtyard in Bolton is situated in the heart of the North West of England, offering excellent opportunities for a variety of businesses. Just north of Bolton and approximately 16 miles from the vibrant Manchester City Centre, this development boasts a strategic location.

The Courtyard benefits from convenient accessibility through public transport, with regular bus services connecting to nearby towns such as Bolton, Wigan, and Chorley. Just nearby is Bolton train station, providing direct rail services to and from Blackpool, Preston, Manchester City Centre, and Manchester Airport.

The surrounding road network is well equipped with extensive infrastructure for cyclists and pedestrians, ensuring enhanced accessibility and convenience.

LOCAL AMENITIES

Nestled near Bolton's lively town centre, The Courtyard offers prime commercial office space with a wealth of nearby amenities. Positioned close to The Gym Group and Total Fitness, professionals can easily maintain a healthy work-life balance.

Entertainment options include The Light Cinema and Cineworld, while shopping is a breeze with Bolton Gate Retail Park and The Marketplace Shopping Centre within reach. Diverse dining choices, from Nando's to Toby Carvery, and quick bites at KFC and McDonald's, cater to varied tastes.

The Courtyard provides a vibrant work environment, seamlessly integrating work and leisure in the heart of Bolton's dynamic town.

Walking:

Bolton Gate Retail Park	10 mins
Aldi	10 mins
Holiday Inn	14 mins
Market Place Shopping Centre	15 mins
Bolton Train Station *(Trains to Blackpool, Preston, Southport Manchester Airport and Manchester)*	25 mins

Drive Times:

Manchester Airport	27 mins
Preston	30 mins
Manchester City Centre	33 mins
Liverpool Airport	45 mins
Liverpool	55 mins
Leeds	1 Hour
Chester	1 Hour

Motorway Drive Times:

A666	2 mins
M60	13 mins
M61	15 mins
M62	15 mins
M6	24 mins

THE COURTYARD

THE COURTYARD 4

THE COURTYARD 5-6

THE COURTYARD

CALVIN STREET, BOLTON BL1 8PB

Orbit Developments

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Images are for illustrative purposes only and may not represent the exact office space available.

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