

TO LET

WELL PRESENTED MANAGED OFFICE SUITES

FROM 15.33 SQ M (165 SQ FT) TO 21.37 SQ M
(230 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



HIGHFIELD HOUSE
185 CHORLEY NEW ROAD
BOLTON
BL1 4QZ

From £3,400
Per annum
Inclusive

- **Prestigious office location**
- **Walking distance of Bolton School**
- **Professional office rooms/consulting rooms/treatment rooms**
- **Situated on public transport route**
- **Substantial and spacious premises**
- **All Inclusive rent – cost certainty – NO VAT**
- **Minimum 6 months letting contract**
- **Rents from £283.33 per month inclusive**



LOCATION

The subject property is located upon the southern side of Chorley New Road (A673), a short distance to the northwest of Bolton town centre and close to its junction with Laurel Street and Westwood Road. The property is situated in a mixed-use area, with predominantly offices and residential properties being within the immediate vicinity. Bolton School is adjacent.

The town is well served by mainline train stations that run a regular service between Manchester Piccadilly, Preston and Carlisle. Manchester Airport is located approximately 18 miles (29km) distance to the southeast.

DESCRIPTION

The subject property comprises a traditionally constructed, garden fronted Victorian semi-detached property, including attic and basement accommodation.

The premises are constructed of solid brick elevations under various pitched and slated roof coverings. Internally, the accommodation provides for majority plaster painted walls and ceilings and is lit by mixture of ceiling mounted or inset spot lighting. The accommodation is in an excellent condition throughout having been refurbished in recent months by new owners.

There are shared kitchen and toilet facilities.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor – Suite 1	21.37	230
Ground Floor – Suite 2	15.33	165
First Floor – Suite 7	21.37	230
Attic Room – Suite 14	19.97	215

SERVICES

- 24-hour access
- Gas fired central heating
- Contract quality carpet coverings throughout
- Shared Male and Female WC facilities
- Shared kitchen facilities
- Secure Intercom access

VAT

VAT is not applicable

LEASE TERMS & RENTAL

The office suites are available by way of an All-Inclusive rental on a flexible Licence Agreement.

Rental are inclusive of rent, heating, lighting and cleaning of common areas. Tenants are to arrange and pay for their own telecom installations.

Ground Floor – Suite 1:	£6,600 per annum
Ground Floor – Suite 2:	£4,200 per annum
First Floor – Suite 7:	£6,600 per annum
Attic Room – Suite 14:	£3,400 per annum

DEPOSIT

Equivalent to 1 months rent payable on completion.

The deposit will be returned in full at the end of the Agreement if the tenant has satisfied their covenants in the Agreement.

BUSINESS RATES

Tenant responsible for their own Business Rates, however, each suite benefits from 100% rates relief for qualifying tenants.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Nathan Broughton

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