

TO LET

**MODERN 2ND FLOOR OPEN PLAN
STUDIO OFFICE
56.26 SQ M (605 SQ FT)**

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**2ND FLOOR SUITE
3 THE STUDIOS
320 CHORLEY OLD ROAD
BOLTON
BL1 4JU**

£12,000
Per annum

- Situated on public transport route
- Modern open plan accommodation
- Use of boardroom facility
- High quality specification
- Private gated car parking at the rear
- Inclusive rent - £12,000 per annum



LOCATION

The subject property is situated prominently upon Chorley Old Road occupying a busy main road position close to its junction with Mornington Road and opposite Morrisons Supermarket.

The property benefits from excellent public transport links in and out of Bolton town centre and is 2 miles of the A666 St Peters Way, and in turn the National Motorway Network.

DESCRIPTION

The property comprises a mid terraced office property arranged over ground, first and second floor levels, totalling approximately 215.29 sq m (2,317 sq ft). The available accommodation provides for a superb open plan 2nd floor studio office, plus a car parking space within a private car park at the rear which, is accessed via electronically operated gates. There is use of a boardroom facility available subject to availability.

Internally the office benefits from a high specification, which includes the following:-

- Plaster painted walls and ceilings
- Contract quality carpet tiled flooring
- Modern light fittings throughout
- Perimeter trunking
- Mezzanine style boardroom/meeting areas
- Separate male/female WC's
- Small kitchen facility

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Second Floor	56.26	605 plus 1 private car parking space.

LEASE TERMS & RENTAL

Available on a minimum 3 year Internal Repairing lease.

The rental is £12,000 per annum inclusive of heating, lighting, cleaning of common areas.

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.

VAT

VAT is applicable.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

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.

Telephone: 01204 522275

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