

TO LET

**SUPERB SELF CONTAINED TWO STOREY
OFFICE SUITE
770.80 SQ M (8,294 SQ FT)**

Lamb & Swift
Commercial Property

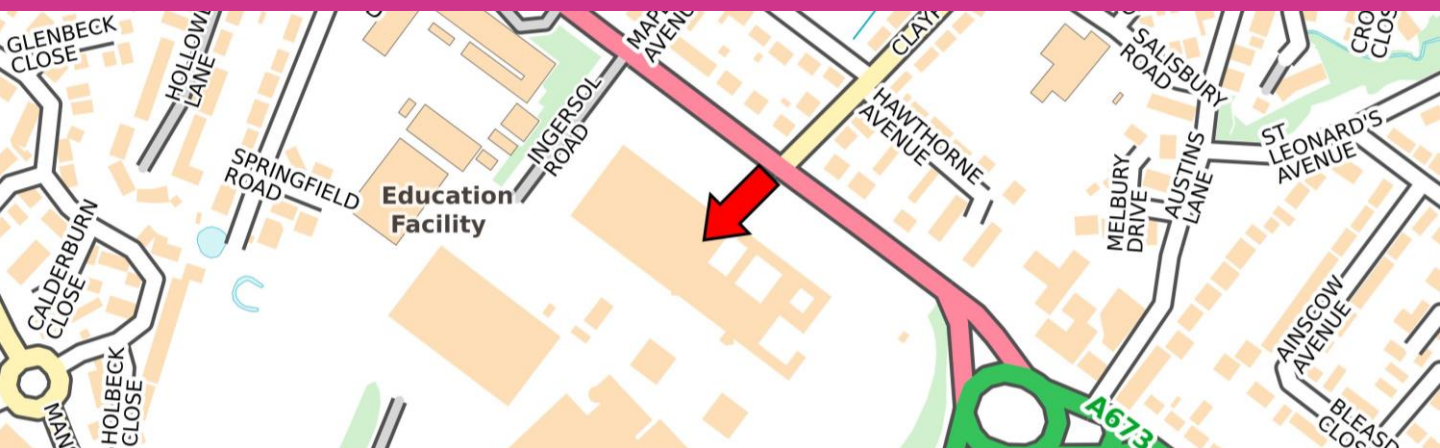
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**LOSTOCK SUITE
PARAGON BUSINESS PARK
CHORLEY NEW ROAD
HORWICH
BOLTON
BL6 6HG**

£145,000
Per annum

- Prestigious office location
- Superb mix of open plan and private meeting/office rooms
- Potential to split on a floor by floor basis
- Available by way of an assignment of an existing lease
- Within walking distance of Horwich Parkway Railway Station
- Close to Junction 6 of the M61 motorway



LOCATION

Paragon Business Park is ideally situated for business and leisure activities located on Chorley New Road close to the "Beehive Roundabout". The business park is within a five minute drive away from the railway station with services to London, Manchester, Glasgow and Preston, or via the M61 motorway. Middlebrook Retail Park is less than a mile away whilst Bolton town centre is approximately 5 miles from the site.

DESCRIPTION

The Lostock Suite offers superb self contained two storey detached office accommodation within the well established Paragon Business Park.

The premises benefits from perimeter trunking, air conditioning and gas central heating and is fitted out to a high standard. The accommodation provides for a mixture of majority open plan offices, together with some private office and meeting rooms and a reception area with lift access to the first floor.

Ample car parking is available on site.

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	392.90	4,228
First Floor	377.90	4,066
TOTAL	770.80	8,294

LEASE TERMS & RENTAL

Available by way of an assignment of an existing 5 year full repairing insuring lease which commenced on 1st December 2022.

We would consider a letting on a floor by floor basis on the basis of sub-letting, subject to the status of the interested party.

The rental is £145,000 per annum to include 20 parking spaces.

Additional parking spaces are available by way of separate negotiation if required.

VAT

VAT is applicable and will be charged at the prevailing rate.

EPC

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

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £121,000 from 1st April 2023.

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

SERVICE CHARGE

There is a service charge payable in respect of the estates maintenance, upkeep and security. The service charge is currently £19,500 per annum (£2.35 per sq ft) and covers the following items:

- External repair of the property
- Window cleaning (external only)
- Landscaping of the gardens
- Cotag card system for entry into main building
- Access intercom
- Office paper/card collection
- Security/CCTV
- On-site maintenance

SERVICES

The mains services connected to the building are electricity and water supplies. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

Telephone: 01204 522275

Contact: Nick Swift or Josh Morgan

Email: nswift@lambandswift.com or jmorgan@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



