

# TO LET

**GROUND FLOOR OFFICE PREMISES**

**49.45 SQ M (532 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNIT 13A**  
**DUNSCAR BUSINESS PARK**  
**BLACKBURN ROAD**  
**DUNSCAR**  
**BOLTON**  
**BL7 9PQ**

**£9,500**  
Per annum  
Inclusive

- All bills included
- Well-presented office accommodation
- Arranged across ground floor only
- Located on well-established Business Park
- Monitored alarm system
- Ample on-site car parking
- Excellent mix of Tenants on site
- Pleasant working environment
- £9,500 per annum inclusive
- On site CCTV



## LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, which is located approximately 4 miles north of Bolton town centre, with access to the National Motorway Network via St Peters Way, which is within easy reach.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley.

## DESCRIPTION

Comprising a well-proportioned self-contained office premises arranged across ground floor only.

The accommodation is open plan with the addition of a spacious shared kitchen and WC's at first floor level.

The finish is of a reasonable standard, including carpet floor surfaces, plaster painted walls, suspended ceilings with inset tiled LED lighting panels and perimeter trunking providing for additional power sockets and communications.

## ACCOMMODATION

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

SQ M	SQ FT
49.45	532

## LEASE TERMS & RENTAL

Available by way of a Internal Repairing & Insuring Lease for a term of years to be agreed. The rental is £9,500 per annum inclusive.

The rent is inclusive of all utilities and buildings insurance.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

The subject property is to be reassessed for business rates purposes and the Tenant will be responsible for the payment of business rates direct to the local authority.

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## SERVICES

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

## EPC

Ground Floor Office Unit 13a, Dunscar Business Park Blackburn Road Egerton BOLTON BL7 9PQ	Energy rating <b>C</b>
Valid until <b>24 August 2031</b>	Certificate number <b>5530-7173-4018-0644-2749</b>

Energy Performance Asset Rating: C (68)

## 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

Contact: Andrew Kerr  
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Contact: Lois Sutton  
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