

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

VARIOUS OFFICE SUITES WITH PARKING

FROM 240 SQ FT (22.29 SQ M) TO 1,764 SQ FT (163.88 SQ M)



**DEAKINS BUSINESS PARK
BLACKBURN ROAD
EGERTON
BOLTON
BL7 9RP**

**RENTS FROM
£5,808
PER ANNUM**

- Meeting & conference facilities
- Extensive onsite parking
- 1GB Superfast broadband
- Fully staffed reception area
- BizLounge breakout space
- Close to many local amenities
- Set in 32 acres of beautiful parkland
- Rents starting from £5,808 per annum (£484pcm)
- Inclusive rent options available- further details upon request



LOCATION

Deakins Business Park is located in a popular village of Egerton and benefits from a number of local amenities including:-

- Last Drop Village health club
- Local shops, restaurants and public houses
- On-site café

The estate is located approximately 3 miles north of Bolton Town Centre and forms part of a larger mixed use development comprising town houses, apartments and on-site café.

DESCRIPTION

Deakins Business Park provides for superb self-contained office accommodation, situated upon a strategically located and high specification office development, set within an attractive parkland location on 32-acre mixed use development.

The building benefits from on site-parking, climate control and 24 hour security as well as being beautifully landscaped.

ACCOMMODATION

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

SUITE	SQ FT	SQ M
A7 Suite 2	240	22.29
A5 Lower	1,167	108.42
A13	1,764	163.88

SERVICES

The mains services connected to the property to include water and 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.

LEASE TERMS & RENTAL

The office suites are available fully furnished on flexible rental terms.

SUITE	RENT PER ANNUM	RENT PCM
A7 Suite 2	£5,808	£484
A5 Lower	£12,840	£1,070
A13	£24,000	£2,000

BUSINESS RATES

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

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.

VAT

VAT may be applicable, and if so, 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.

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.

NEW SITE AT DEAKINS PARK

I'm thrilled to share some exciting news about a new suite coming available at our Bolton site, Deakins Park!

We have a 6,000 sq. ft. space that will be ready to occupy in early 2025. This versatile space currently features an open-plan layout, along with private toilets, a kitchen, and numerous breakout areas, meeting rooms, and collaboration stations.

Key features:

- **Size:** 6,000 sq. ft.
- **Availability:** Early 2025
- **Layout:** Open-plan with breakout areas and meeting rooms
- **Amenities:** Private toilets, kitchen
- **Parking:** Ample parking available

VIEWING

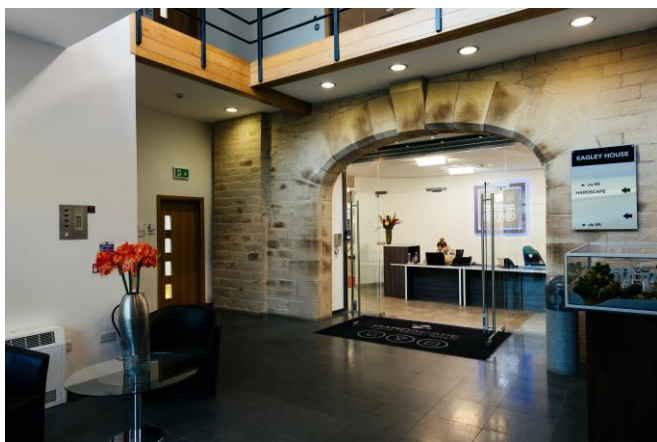
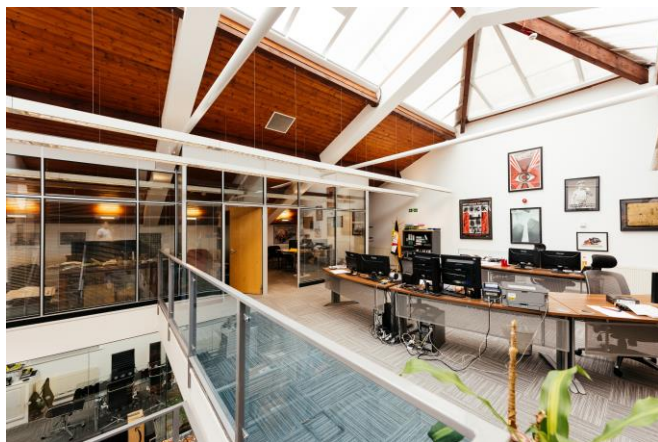
Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

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



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

