

# TO LET

Lamb & Swift  
Commercial Property

01204 522 275 | lambandswift.com

**GROUND FLOOR OFFICE SUITE**  
**392.90 SQ M (4,288 SQ FT)**



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

**£60,000**  
Per annum  
(£14 per sq ft)

- Prestigious office location
- Superb mix of open plan and private meeting/office rooms
- Separate kitchen & WC facilities
- New lease
- Within walking distance of Horwich Parkway Railway Station and Middlebrook Retail Park
- Close to Junction 6 of the M61 motorway
- On site cafeteria and meeting room (separate hire)
- \*Rental incentives available\*

### 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 ground 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.

There is an onsite cafeteria with vending products and extensive seating. In addition there is a separate meeting room for hire within the main building.

Ample car parking is available on site.

See link below for full video tour of Paragon:-

<https://youtu.be/lWHY7g5fpWQ>

### 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

### LEASE TERMS & RENTAL

A new 5 year full repairing and insuring lease.

The rental is £60,000 per annum to include 10 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

A business rate valuation will need to be carried out.

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 £9,935 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

Mains services are connected to the building.

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.

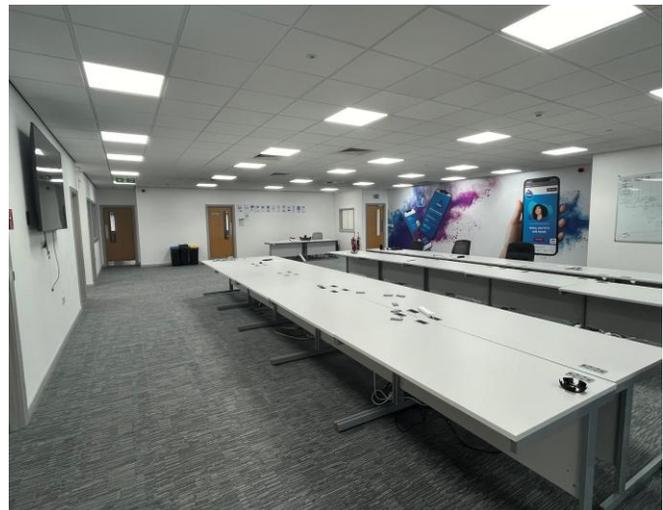
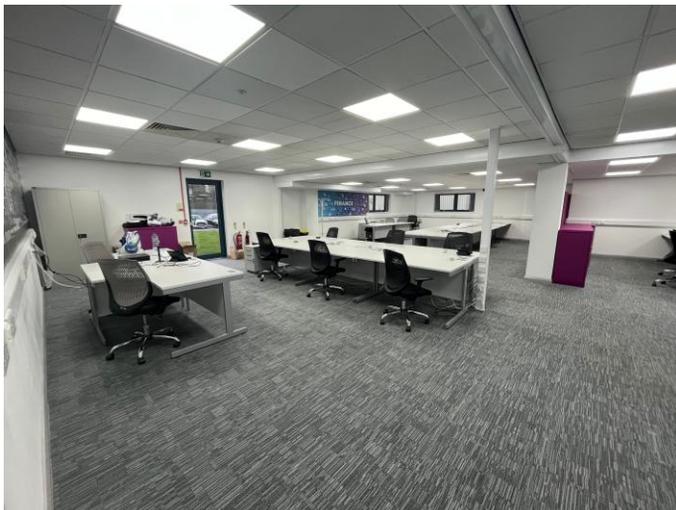
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## LOCATION PLAN



## GROUND FLOOR PLAN

