

# TO LET

**HIGH QUALITY GROUND FLOOR OFFICE SUITE  
WITH 14 ON-SITE CAR PARKING SPACES  
307.80 SQ M (3,312 SQ FT)**

**Lamb & Swift**  
Commercial Property

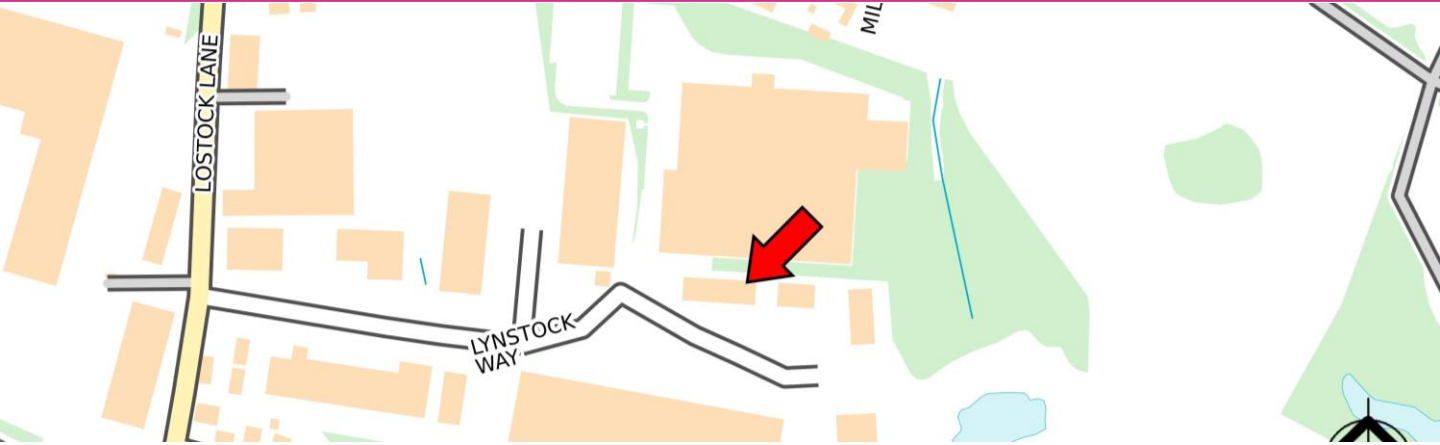
01204 522 275 | [lambandswift.com](http://lambandswift.com)



**GROUND FLOOR – UNIT B  
LOSTOCK OFFICE PARK  
LYNSTOCK WAY  
LOSTOCK  
BOLTON  
BL6 4SG**

**£35,000**  
Per annum

- High quality well equipped office building
- Ground floor accommodation
- Excellent location close to Middlebrook Retail Park
- Convenient access to J6 of the M61 motorway
- Fully glazed entrance
- Male/Female and accessible WCs
- £35,000 per annum



### LOCATION

The subject property is located upon Lostock Office Park, which is situated at the rear of Lynstock Way and accessed from Lostock Lane.

The immediate area is a well established mixed use commercial and business hot-spot and benefits from being within approximately 1/4 mile of Middlebrook Retail Park and its amenities and also provides convenient transport links, being within approximately 1/2 miles of Junction 6 of the M61 motorway.

### DESCRIPTION

The property comprises a high quality, two-storey office building located close to a site of scientific interest and overlooking the adjoining Regent Road Golf Course and nature area. The available accommodation is on the ground floor only.

### SPECIFICATION

The building is finished to a high specification to include the following:

- Raised flooring with data and power boxes to floor.
- Fully glazed entrance area with glazed canopy.
- DDA compliant.
- Suspended ceiling incorporating lighting.
- Carpets in main office areas.
- Tiled core areas.
- Male/Female and disabled person WC facilities.
- Open plan office and separate meeting room.
- Integrated kitchen.
- 14 parking spaces.

### 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 | 307.80 | 3,312 |

### LEASE TERMS & RENTAL

Available by way of an sub lease or assignment of an existing 5 year Tenants Full Repairing and Insuring Lease, to expire in November 2026.

The rental is £35,000 per annum exclusive.

### 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.

### SERVICE CHARGE

A service charge will be levied to recover the cost of common site management, security, maintenance, general upkeep and contribution to gas usage (central heating).

### VAT

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

### BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £22,000 from 1st April 2023.

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.

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