

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



**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 2025/2026 Financial Year is 55.5 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.

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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