

# TO LET

OFFICE SUITE

TO 23.90 SQ M (257 SQ FT)

Lamb & Swift  
Commercial Property

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



**HIGHFIELD HOUSE**  
**185 CHORLEY NEW ROAD**  
**SUITE 11**  
**BOLTON**  
**BL1 4QZ**

**£7,200**  
**PER ANNUM**  
**INCLUSIVE**

- Prestigious office location
- Walking distance from Bolton School
- Professional office room/consulting room
- Situated on public transport route
- Substantial and spacious premises
- All Inclusive rent – cost certainty – NO VAT
- Minimum 6 months letting contract



### LOCATION

The subject property is located upon the southern side of Chorley New Road (A673), a short distance to the northwest of Bolton town centre and close to its junction with Laurel Street and Westwood Road. The property is situated in a mixed-use area, with predominantly offices and residential properties being within the immediate vicinity. Bolton School is adjacent.

The town is well served by mainline train stations that run a regular service between Manchester Piccadilly, Preston and Carlisle. Manchester Airport is located approximately 18 miles (29km) distance to the south east.

### DESCRIPTION

The subject property comprises a traditionally constructed, garden fronted Victorian semi-detached property.

The premises are constructed of solid brick elevations under various pitched and slated roof coverings. Internally, the accommodation provides for majority plaster painted walls and ceilings and is lit by mixture of ceiling mounted or inset spot lighting. The accommodation is in good condition throughout having been refurbished in recent months.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Suite 11	23.90	257

### SERVICES

- 24-hour access
- Gas fired central heating
- Dedicated WC facilities
- Shared kitchen facilities

### VAT

VAT is not applicable.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEASE TERMS & RENTAL

The office suite is available by way of an All-Inclusive rental on a flexible Licence Agreement.

Rental are inclusive of rent, heating, lighting and cleaning of common areas. Tenants are to arrange and pay for their own telecom installations.

Basement Suite: £7,200 per annum

### BUSINESS RATES

Tenant responsible for their own Business Rates, however, each suite benefits from 100% rates relief for qualifying tenants.

### 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.

### 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.

Telephone: 01204 522275

Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

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