

TO LET

GROUND FLOOR OFFICE SUITE
192.12 SQ M (2,068 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



EDGORTH SUITE
PARAGON BUSINESS PARK
CHORLEY NEW ROAD
HORWICH
BOLTON
BL6 6HG

£31,000
Per annum

- Prestigious office location
- Separate meeting room/board room available
- Kitchen & WC facilities within the suite for sole use
- Within walking distance of Horwich Parkway Railway Station
- Close to Junction 6 of the M61 motorway
- Communal cafeteria and central garden courtyard

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 Edgworth Suite offers superb self-contained single storey detached 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 comprises predominantly open-plan office space, along with a single private office. The property offers access to a communal meeting room, which is available by prior booking, as well as a shared garden area and cafeteria for all tenants.

The suite includes 7 allocated parking spaces. Additional parking spaces are available by way of separate negotiation if required.

See link below for full video tour of Paragon.

<https://youtu.be/IWHY7g5fpWQ>

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	192.12	2,068

LEASE TERMS & RENTAL

The office is available by way of a full repairing and insuring lease, with terms to be agreed.

The property is available to rent at £31,000 per annum.

VAT

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

EPC

Energy Rating: C – Valid until 14th August 2028.

A full copy of the report can be made available upon request.

BUSINESS RATES

Our enquires at the valuation office agency website have revealed that the subject property has a rateable value of £46,250.

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 estate's maintenance, upkeep and security. The service charge is currently £7,600 per annum (£3.68 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

The mains services connected to the building are electricity and water supplies.

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: Nick Swift, Lois Sutton or Kieran Sutton

Nick Swift

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Kieran Sutton

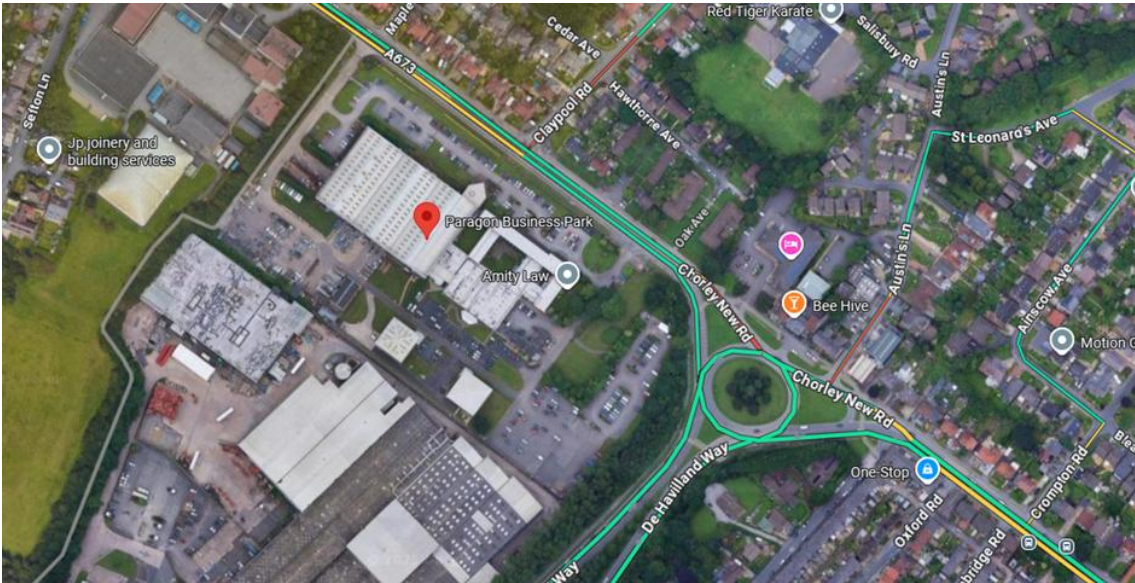
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LOCATION PLAN



FLOOR PLAN

