

# TO LET

**GROUND FLOOR OFFICE SUITE**  
**209.03 SQ M (2,250 SQ FT)**

**Lamb & Swift**  
Commercial Property

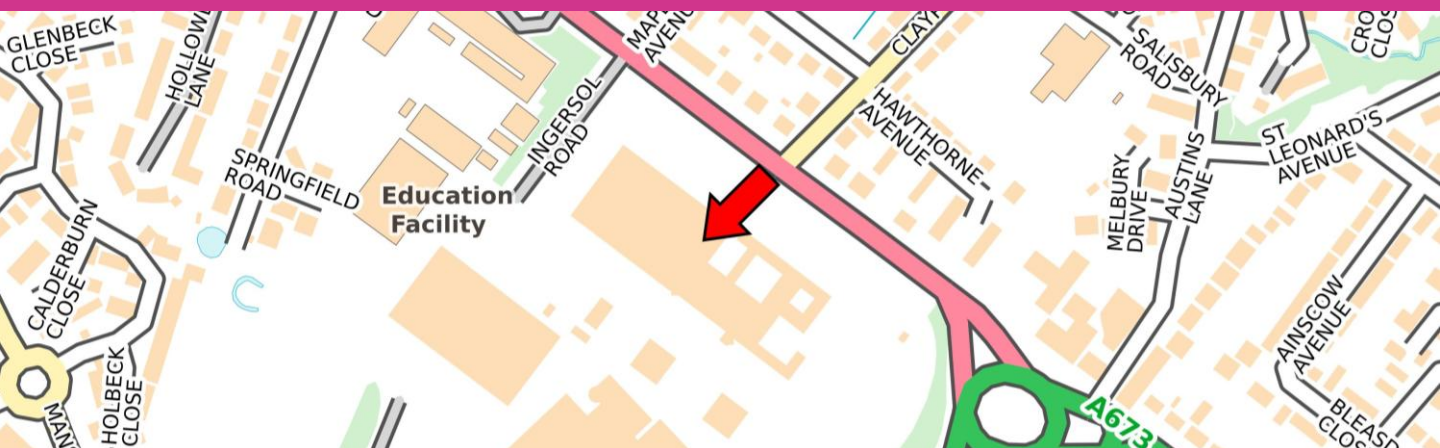
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**TURTON SUITE**  
**PARAGON BUSINESS PARK**  
**CHORLEY NEW ROAD**  
**HORWICH**  
**BOLTON**  
**BL6 6HG**

**£33,750**  
Per annum

- Prestigious office location
- Separate meeting room/board room available by appointment
- Kitchen & WC facilities within the suite for sole use
- On-site maintenance team
- Within walking distance of Horwich Parkway Railway Station
- Close to Junction 6 of the M61 motorway
- Communal canteen and garden area



### 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 Turton Suite offers superb self-contained single storey office accommodation within the well-established Paragon Business Park.

The premises benefit from perimeter trunking and gas central heating, and are fitted out to a high standard. The accommodation is predominantly open-plan office space, complemented by several smaller offices and meeting rooms arranged around the perimeter, together with a kitchen and male, female, and disabled WCs. The property also provides access to a communal meeting room, available by prior booking, as well as a shared garden area and canteen for the use of all tenants.

The suite includes 9 allocated parking spaces. Additional parking spaces are available by way of separate negotiation if required.

### ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Turton Suite	209.03	2,250

### 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 £33,750 per annum.

### VAT

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

### EPC

Energy Rating: D (87) – Valid until 5<sup>th</sup> February 2035.

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 £25,000.

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 £7,875 per annum (£3.50 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: Lois Sutton or Kieran Sutton

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

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