TO LET

REFURBISHED GROUND FLOOR OFFICE SUITE

167.22 SQ M (1,800 SQ FT)

Lamb & Swift
Commercial Property
01204 522 275 | lambandswift.com



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

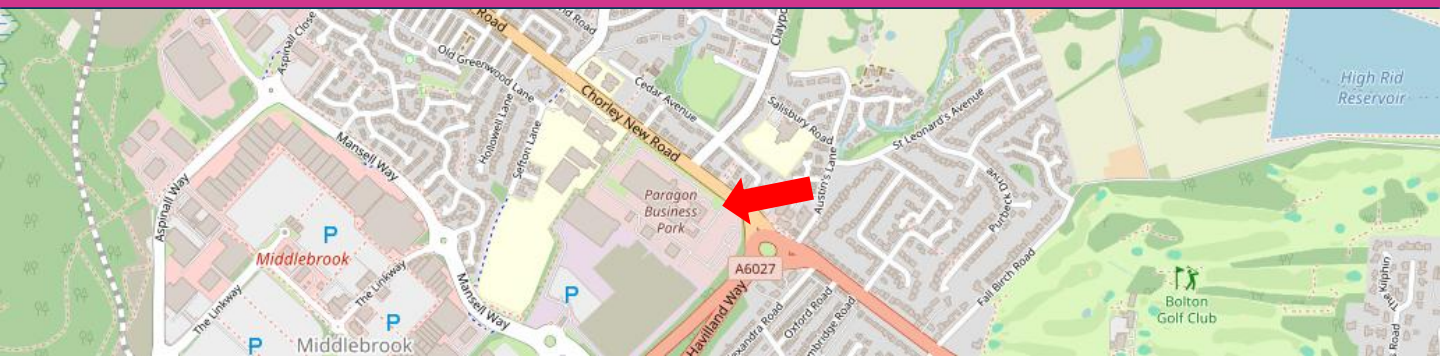
£26,000
Per Annum

- **Prestigious office location with excellent car parking close to junction 6 of the M61 motorway and Middlebrook Retail Park**
- **Superb mix of open plan and private meeting/office rooms – fully refurbished**
- **On site cafeteria and meeting room (separate hire)**
- **Tenants Incentives – Up to 3 months rent free available for 5-year leases.**
- **New Lease available of 3 or 5 years**
- **On site maintenance team**

Lamb & Swift Commercial is a trading name of Link 61 Limited. Registered in England No. 5638648 Registered Office: Bolton Wanderers Football Stadium, Burnden Way, Bolton, BL6 6JW

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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 Derwent Suite offers superb self-contained ground floor accommodation within the well-established Paragon Business Park.

The premises benefits from air conditioning and gas central heating and is fitted out to a high standard. The accommodation provides for a mixture of majority open plan office, together with some private office and meeting room. It has recently been refurbished to include redecoration and carpets.

There is an onsite cafeteria with vending products and extensive seating. In addition, there is a separate meeting room for hire within the main building.

Ample car parking is available on site.

See link below for full video tour of Paragon:-
https://youtu.be/lWHY7g5fpWQ

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	167.22	1,800

LEASE TERMS & RENTAL

A new 5 year full repairing and insuring lease.

The rental is £26,000 per annum.

Additional car parking spaces are available by way of separate negotiation if required.

8 are included within the site rental.

VAT

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

EPC

Energy Rating: E (102) – Valid until 16th 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 £33,750.

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 £6,300 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

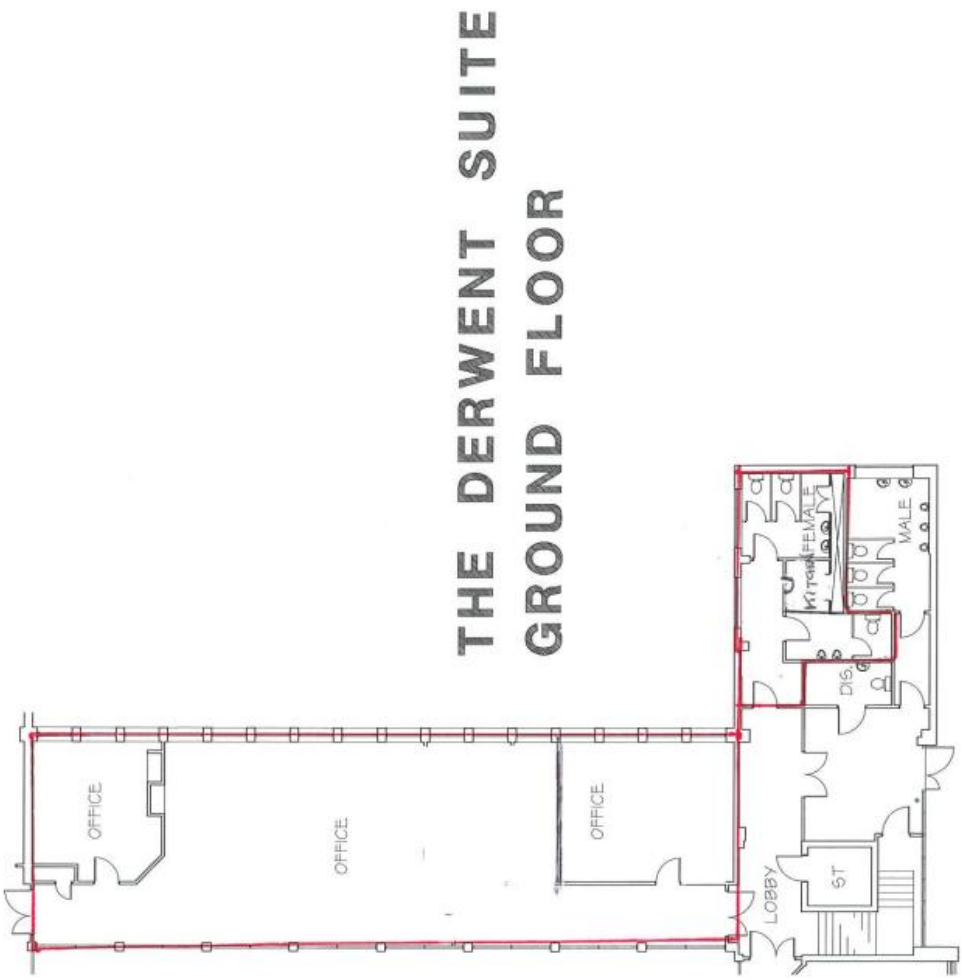
Contact: Nick Swift, Lois Sutton or Kieran Sutton
Email: nswift@lambandswift.com or lsutton@lambandswift.com or ksutton@lambandswift.com

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RICS

Important Notice
Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

FLOOR PLAN



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LOCATION PLAN



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