

# TO LET

**SECOND FLOOR OFFICE SUITE**  
**48.96 SQ M (527 SQ FT)**

**Lamb & Swift**  
Commercial Property

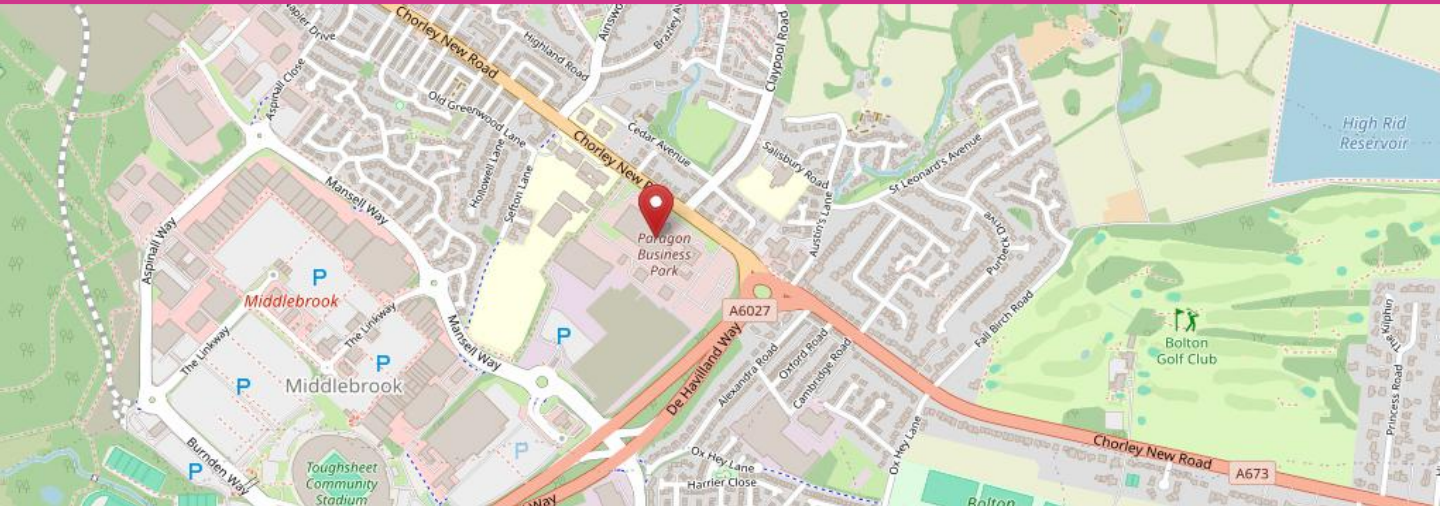
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**RYDAL SUITE**  
**PARAGON BUSINESS PARK**  
**CHORLEY NEW ROAD**  
**HORWICH**  
**BL6 6HG**

**£12,000**  
**PER ANNUM**

- **Prestigious office location**
- **Separate meeting room/board room available by appointment**
- **Shared WC facilities and kitchen**
- **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 Rydal Suite offers superb self-contained single storey office accommodation within the well-established Paragon Business Park.

The suite benefits from gas central heating and is fitted out to a high standard. The accommodation is predominantly open-plan office space, together with a kitchen and shared 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 a canteen for all tenants.

The suite includes 3 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
Rydal Suite	48.96	572

### 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 £12,000 per annum.

### BUSINESS RATES

Our enquires at the valuation office agency website have revealed that the subject property has a rateable value of £8,100.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

### VAT

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

### EPC

Energy Rating: D (97) – Valid until 22<sup>nd</sup> September 2029.

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

### SERVICE CHARGE

There is a service charge payable in respect of the estate's maintenance, upkeep and security. The service charge is currently £2,173.60 per annum 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)

**Lamb & Swift Commercial**  
**179 Chorley New Road**  
**Bolton**  
**BL1 4QZ**



## Communal garden



## Shared canteen



## Rydal Suite



## Rydal Suite



## Rydal Suite



## Communal area

