TO LET

SECOND FLOOR OFFICE SUITE

48.96 SQ M (527 SQ FT)

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



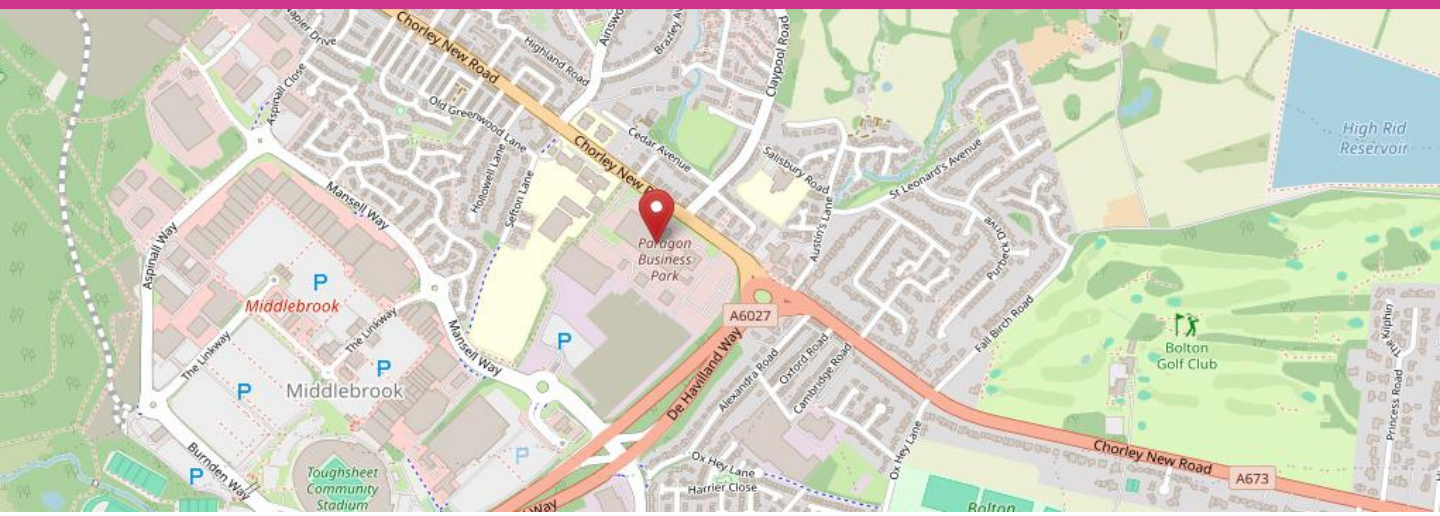
RYDAL SUITE
PARAGON BUSINESS PARK
CHORLEY NEW ROAD
HORWICH
BL6 6HG

£9,950
Per Annun

- Prestigious office location within walking distance of Horwich Parkway Railway Station
- Separate meeting room/board room available by appointment
- Shared WC facilities and kitchen
- On-site maintenance team
- Close to Junction 6 of the M61 motorway
- Communal canteen and garden area
- Rent free for 3 months available

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 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 22nd 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 or ksutton@lambandswift.com

Lamb & Swift Commercial
Bolton Wanderers Football Stadium
Burden Way
Bolton
BL6 6JW

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.

Rydal Suite



Rydal Suite



Rydal Suite



Rydal Suite



Communal garden



Communal canteen



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