

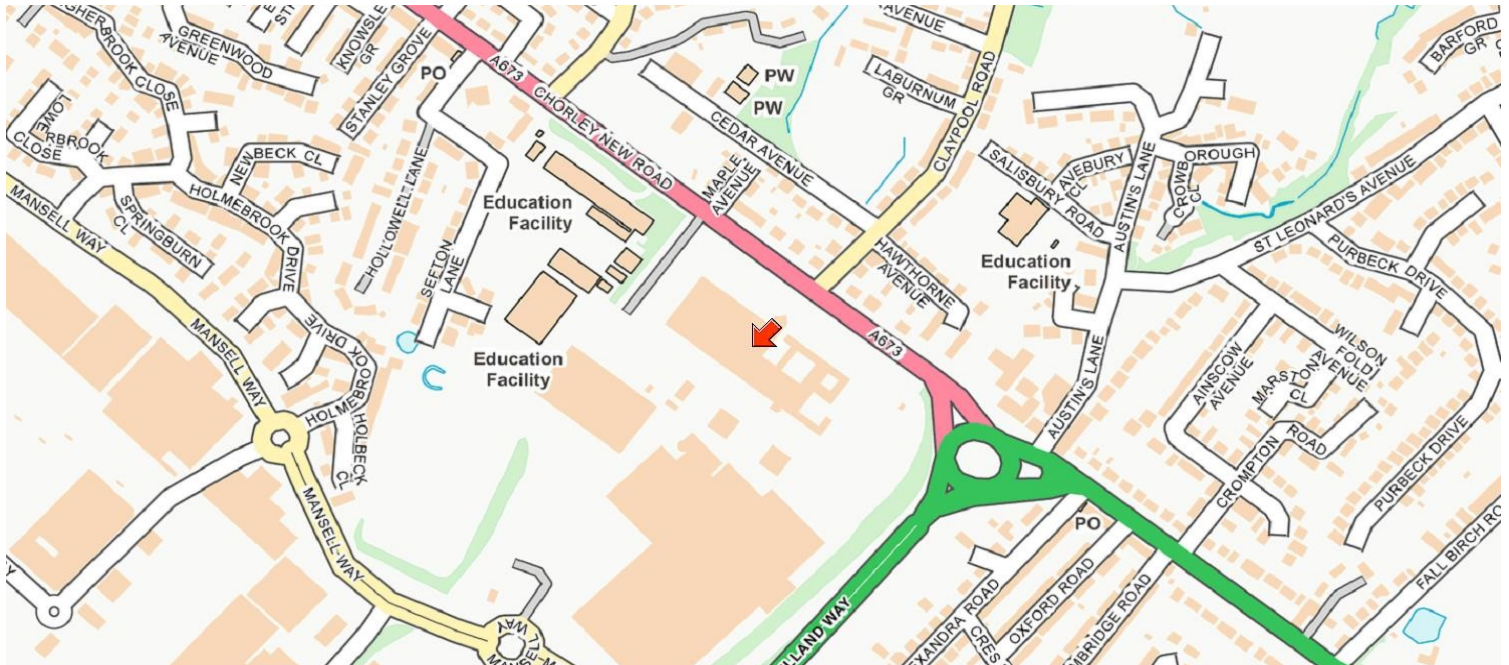


## **FIRST FLOOR OFFICE SUITE** **36.32 SQ M (391 SQ FT)**

### **TO LET**

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

- ◆ **Prestigious office location**
- ◆ **Ample car parking available on site**
- ◆ **On-site restaurant facility**
- ◆ **Within walking distance of Horwich Parkway Railway Station**
- ◆ **Close to Junction 6 of the M61 motorway**



## 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 subject suite offers superb first floor office accommodation within the well established Paragon Business Park.

The suite benefits from perimeter trunking, air conditioning and gas central heating and is fitted out to a high standard.

Ample parking available.

## ACCOMMODATION

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

Buttermere Suite	36.32 sq m	(391 sq ft)
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## LEASE TERMS

Available by way of a new Internal Repairing and Insuring lease for a minimum term of 5 years to be agreed.

## RENTAL

£7,640 per annum exclusive.

## VAT

VAT is applicable, at the prevailing rate.

## EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

## RATES

Rateable Value: £6,700 (2017 Rating List)

The Standard Uniform Business Rate for the 2019/2020 Financial Year is 0.504 pence in the £, or £0.491 pence in the £ for qualifying small businesses.

Qualifying Small Businesses will however benefit from 100% rates relief. Interested parties are advised to verify this information direct with the local rating authority.

## SERVICE CHARGE

There is a service charge of **£1,270.75 plus VAT** this will cover 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 for recycling
- Security/CCTV
- On-site maintenance

## SERVICES

The mains services connected to the suite are gas and electricity supply. 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.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

Contact: Andrew Kerr or Daniel Westwell

Telephone: 01204 522 275

Email: [akerr@lambandswift.com](mailto:akerr@lambandswift.com) or [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com)

Website: [www.lambandswift.com](http://www.lambandswift.com)

## 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 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.