

Miller Metcalfe Commercial, 1 Merchant's Place, River Street, Bolton BL2 1BX T 01204 525 252 F 01204 362 945 W www.millermetcalfecommercial.co.uk



To LET - Quality Office Accommodation

39 Chorley New Road, Bolton BL1 4QR

Offices ranging from 114 ft² to 191 ft²

- Competetive 'all inclusive' rents offered
- On site meeting rooms available
- Self-contained storage facility available on site, at no additional cost
- Traditional, well-established office location
- Off-road parking to the rear of the property

Miller Metcalfe Commercial, 1 Merchant's Place, River Street, Bolton BL2 1BX T 01204 525 252 F 01204 362 945 W www.millermetcalfecommercial.co.uk



Description

The property is available To Let on a suite by suite basis and there is currently two suites available. One on the first floor (191 ft2) and the other on the second floor (114 ft2).

The subject property provides a mid-terraced office accommodation of traditional brick construction beneath a pitched slate roof. The property comprises of basement, ground, first and second floors which will be newly refurbished on occupation. The property provides gas central heating, smoke alarm and security alarm systems. There are approximately 6 designated car parking spaces situated at the rear of the property.

The ground floor comprises two offices, kitchen and WC facilities. The first floor provides three offices, whilst the second floor provides an office along with a small kitchen area, WC facility and additional archive storage area. The basement is suitable for additional storage if required.

Location

The subject property is situated to the west of Bolton Town Centre on Chorley New Road, which is a traditional and well established office location, housing a number of professional practices such as; estate agents, accountancy and law firms and pharmacies.

Car parking is provided to the rear of the property or on street car park is available to the front of the property.

Accommodation

Floor/Office	NIA m ²	NIA ft ²
FF 3	17.73	191
SF 6	10.64	114

Rent

 \pounds 20 per ft². The tenant will be required to pay a rental deposit to be held by the landlord through the duration of the term

Lease Terms

A new internal repairing and insuring lease for a term of years to be agreed

Planning Use

B1 Office

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

Rateable Value for each suite available on request

Viewing

Strictly through Miller Metcalfe Commercial Ms Felicity Middleton Miller Metcalfe Commercial Tel: 01204 525252 option 2 Email: felicity.middleton@millermetcalfe.co.uk



Miller Metcalfe for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor. Landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.