



## To LET - Quality Office Accommodation

**39 Chorley New Road, Bolton BL1 4QR**

**Offices ranging from 114 ft<sup>2</sup> to 191 ft<sup>2</sup>**

- Competitive '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

## 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 <sup>2</sup>	NIA ft <sup>2</sup>
FF 3	17.73	191
SF 6	10.64	114

## Rent

£20 per ft<sup>2</sup>. 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](mailto:felicity.middleton@millermetcalfe.co.uk)

