



## HIGH QUALITY SERVICED OFFICES FROM 150 SQ FT TO 339 SQ FT

### TO LET

**HAMILL HOUSE**  
**CHORLEY NEW ROAD**  
**BOLTON**  
**BL1 4DH**

- ◆ High quality serviced offices
- ◆ Fully furnished
- ◆ Customer service
- ◆ Meeting room hire
- ◆ Passenger lift
- ◆ Prestigious office location opposite Bolton School
- ◆ Advanced telephony
- ◆ Value added services including fibre broadband and admin services



## LOCATION

The property is located on the popular and prestigious Chorley New Road at the corner with Hartington Road, opposite Bolton School and in a mixed commercial and residential area. It lies approximately one mile north west from the town centre and approximately 1.5 mile west of Middlebrook Retail Park and Junctions 5 & 6 of the M61 Motorway.

## DESCRIPTION

The property comprises a substantial three storey detached Victorian serviced office building arranged over ground, first and second floors together with impressive basement accommodation, occupying an elevated position fronting Chorley New Road. There is a private car park to the rear, accessed from Hartington Road.

The building is sub-divided to provide 23, lettable rooms on a serviced office basis, with ancillary accommodation including modern, well presented reception, high quality kitchen, meeting room and of course, separate male and female toilet facilities. The rooms range in size to accommodate approximately between two and six/seven occupants. There is a passenger lift which services all floors.

The accommodation is finished to a high quality standard throughout, with plaster painted walls and ceilings, carpeted flooring, Cat II strip lighting and double glazing. The building is heated by way of a gas fired central heating system.

## INCLUDED WITHIN PACKAGE

- Fully furnished
- Inclusive Pricing
- Customer Service
- Meeting Room Hire
- Cleaning
- Advanced Telephony
- Parking
- Kitchens

Value added services (extra cost) include admin services such as postal collection/deliveries, photocopying & typing etc.

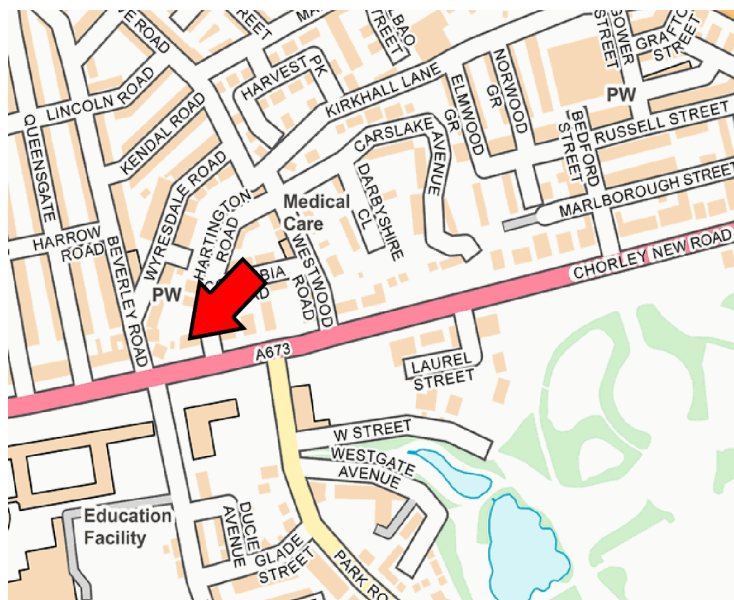
## ACCOMMODATION & RENTAL

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

First Floor Room 9b	14.0 sq m	(150 sq ft)	£420 pcm
Basement Room 26	14.0 sq m	(150 sq ft)	£420 pcm
Ground Floor Room 5	19.5 sq m	(210 sq ft)	£585 pcm
Ground Floor Room 7	23.0 sq m	(247 sq ft)	£690 pcm
First Floor Room 12	23.0 sq m	(247 sq ft)	£690 pcm
Basement Room 20	27.0 sq m	(291 sq ft)	£810 pcm
First Floor Room 10	31.0 sq m	(334 sq ft)	£930 pcm
Basement Room 24	31.5 sq m	(339 sq ft)	£945 pcm

## VAT

VAT is applicable.



## LEASE TERMS

Let by way of a 6, 12 or 24 month term to be agreed.

Rental's quoted are based on a 12 month term.

Alternative rental quotes for 6 & 24 month terms available on request. A 2 month deposit (not VAT) is payable on completion of the agreement.

## RATES

At present each of these rooms have a Rateable Value under £12,000. The ratepayer receives 100% relief.

## SERVICES

The mains services connected to the property include water, gas supply, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

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

## 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: Daniel Westwell or Andrew Kerr  
 Telephone: 01204 522 275  
 Email: [dwestwell@lambandswift.com](mailto:dwestwell@lambandswift.com) or [akerr@lambandswift.com](mailto:akerr@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 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.

## INDICATIVE PHOTOS



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