

# TO LET

**HIGH QUALITY MANAGED FIRST FLOOR OFFICE SUITE**  
**20 SQ M (215 SQ FT)**



- ♦ High quality managed office suites
- ♦ Immediate occupation available
- ♦ Competitive rental
- ♦ Super fast broadband provided within rental
- ♦ Hosted telephony for immediate occupation
- ♦ £5,750 per annum
- ♦ All Inclusive Rentals—No VAT payable
- ♦ On site meeting room—free of charge
- ♦ Prestigious office location nearby other professional occupiers
- ♦ On public transport route 1/2 mile from Bolton town centre
- ♦ Cost Certainty for Tenant

**THE WHITE HOUSE, 42-44 CHORLEY NEW ROAD, BOLTON, BL1 4AP**

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## DESCRIPTION

The subject property comprises a substantial detached office building of traditional construction dating from the Victoria Era. The premises have undergone a comprehensive programme and provide high quality managed offices.

Internally, the available suite is arranged over ground and first floor levels, and consists of a number of individual office suites ranging from 9.2 sq m (100 sq ft) to 45 sq m (484 sq ft) or a combination of, to suit larger requirements.

High speed broadband is provided free of charge.

Other current occupiers within the building include Accountants, Architects, Solicitors, IT consultants and Mortgage Advisors.

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## LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including a mixture of Solicitors, Accountants, Architects and Surveyors and is situated prominently upon Chorley New Road (A673) at its junction with Park Street approximately 1/2 mile from Bolton town centre and Bolton School.

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## ACCOMMODATION AVAILABILITY

In accordance with the RICS Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Suite 12 20 sq m (215 sq ft)

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## RATES

Included within the rental.

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## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

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## TENURE

The offices suites are available by way of an All Inclusive rental on a flexible Licence Agreement, for a minimum term of 12 months.

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## RENTAL

Suite 12 £5,750 per annum

Rental is inclusive of rent, rates, heating, lighting, broadband and use of on-site meeting room. There is no allocated parking for this particular suite.

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## SERVICES

- ♦ 24 hour access
  - ♦ Gas fired central heating
  - ♦ Contract quality carpet tiles
  - ♦ Disabled access
  - ♦ Male, Female and Disabled WC facilities
  - ♦ Board Room and meeting facility—subject to availability on prior booking basis
  - ♦ Super fast broadband provided and managed by established comms company
  - ♦ Immediate occupation
  - ♦ CCTV security on-site
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## EPC

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

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## VAT

VAT is not applicable upon the rental.

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Commercial Property

**ARRANGE A VIEWING**  
**Bolton: 01204 522 275**  
**Preston: 01772 280 800**  
[enquiries@lambandswift.com](mailto:enquiries@lambandswift.com)

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## 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)

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## DECLARATION

Two associates of Lamb And Swift Commercial have an interest in this property and therefore declare this under the Estate Agents Act 1979.

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## 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.

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