

To Let  
All Inclusive Rental Package



# Professional Individual Office Suites

FROM 140 - 258 SQ FT (13.00 - 24.00 SQ M)

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

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prestigious office location
- Well established managed office building
- 24-hour access available
- Board Room and meeting facility-subject to availability on prior booking basis
- Super fast broadband provided and managed by established local comms company
- Male, Female and Disabled WC facilities
- All inclusive rental providing cost certainty to Tenant (excluding Business Rates)
- Immediate occupation available
- Rents from £375 per calendar month inclusive (no VAT)



## 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.

## DESCRIPTION

The subject property comprises a substantial detached office building of traditional construction dating from the Victoria Era. The premises provide for high quality managed office accommodation, suitable for professionals.

Internally, the suites are arranged over ground and first floor levels, and consists of a number of individual rooms 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, Counsellors and general office users.

There is ample on-street car parking within the immediate vicinity.

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Suite 1	13.00	140
Suite 8	24.00	258
Suite 12	19.97	215

\*Suite 8 includes 1 x car parking space. Suites 1 & 12 do not have dedicated car parking, although there is ample on-street parking in the immediate vicinity.

## SERVICES

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

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS

Available by way of a new Tenant's internal repairing Licence Agreement for a minimum term of 12 months. A deposit equivalent to 1 months rent is payable.

## RENTAL

Description/Floor	Rent (PCM)	Rent (PA)
Suite 1	£375	£4,500
Suite 8	£585	£7,020
Suite 12 (inclusive of 1 x parking space)	£450	£5,400

All rents are inclusive of heating, lighting, cleaning of common areas and waste refuse, excluding Business Rates, which all qualify for 100% rates relief.

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of E(103). The certificate is valid until 11th May 2033. A full copy of the Report is available upon request.



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**E**

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## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

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