



To Let
Semi-Serviced Office Suites

Premium Studio Office Accommodation

160 - 718 SQ FT (14.86 - 66.7 SQ M)

📍 1 KING STREET, FARNWORTH, BOLTON, BL4 7AB

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Premium Studio Office Accommodation
- Ranging from 160 sq ft to 718 sq ft
- Conveniently located within a brief walking distance to all amenities in the Town Centre, including Brackley Street, which is currently undergoing the exciting Farnworth Green redevelopment
- Situated adjacent to the new Bus Terminal, less than half a mile from Farnworth Train Station
- Features traditional wood grain flooring, modern lighting, high definition CCTV and video entry system
- Secure leased-line Broadband included within the rental
- Equipped with full under-floor gas central heating included in the rental
- Offers stylish and modern kitchen and WC facilities
- Air-conditioning available to some suites
- Highly secure premises with Paxton Net2 door entry system
- Immediate occupation available on flexible terms
- New leases starting at £4,800 per annum, exclusive (no VAT)



LOCATION

The property is prominently situated along King Street in the heart of Farnworth, Bolton, Greater Manchester. It is conveniently located within a brief walking distance to all amenities in the Town Centre, including Brackley Street, which is currently undergoing the exciting Farnworth Green regeneration project led by Capital & Centric. This initiative is progressing well and will feature new bars, restaurants, coffee shops and a public green square immediately adjacent to the office space.

The property is adjacent to the new Bus Terminal and is less than half a mile from Farnworth Train Station, approximately 1 mile from the M61/Kearsley Spur, around 2 miles southeast of Bolton, 4 miles southwest of Bury and around 7 miles northwest of Manchester City Centre.

DESCRIPTION

The property features premium creative studio and office spaces, offering exceptional character offices situated within a striking, prominent period structure.

1 King Street presents an excellent opportunity for a small to medium-sized enterprise to establish its headquarters. The available accommodation consists of various suites that showcase a high-quality finish, including classic wood grain flooring, modern lighting, high definition CCTV and video door entry systems.

The offices are equipped with stylish and contemporary kitchen and restroom facilities. Offices 1, 2 & 3 also have the benefit of air conditioning and all offices benefit from full under-floor heating (included in the rental).

The property also benefits from intruder alarm, high definition CCTV and a Paxton Net2 door entry system with access fobs issued to occupiers.

Externally, there is an outdoor roof terrace with seating which is for use by all Tenants in common.

LEASE TERMS

The accommodation is available by way of a new lease on terms to be agreed on an inclusive rental package. Occupiers are responsible for their own sub-metered electricity use, telephony installations and Business Rates, although each suite benefits from 100% business rates exemption for qualifying occupiers.

Secure leased-line Broadband is included within the rental.

Immediate occupation available, subject to terms.

ACCOMMODATION & RENTAL

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

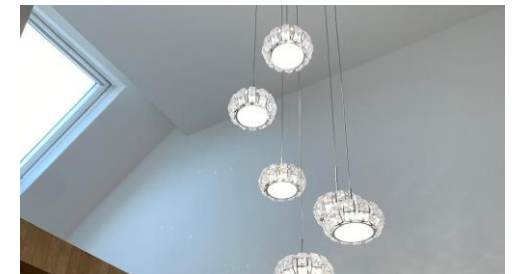
Description/Floor	Sq M	Sq Ft	Rental
Office 1 – First Floor	27.68	298	£8,940 per annum
Office 2 – First/Mezzanine Floor	66.70	718	£21,540 per annum
Office 3 – First Floor	15.14	163	£4,890 per annum
Office 4 - First Floor	18.12	195	£5,850 per annum
Office 5 - First Floor	17.93	193	£5,790 per annum
Office 6 - First Floor	14.86	160	£4,800 per annum

Offices 3 - 6 are available immediately and offices 1 - 2 will be available From January 2025 onwards.

The above offices are priced on an individual room basis, however if you require a multi-room letting, please contact us to discuss your requirements.

VAT

VAT is not applicable.



BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The property benefits from full under-floor gas central heating, the cost of which is included within the rental.

Each office benefits from its own sub-meter for electricity and the Landlord will recharge occupiers based on consumption only.

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

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of B. The certificate is valid until 23rd April 2034. A full copy of the Report is available upon request.

26-50

B

42 B

VIEWINGS

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

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

☎ 07919 414752 ✉ daniel.westwell@turnerwestwell.co.uk

Nathan Broughton | Property Agent

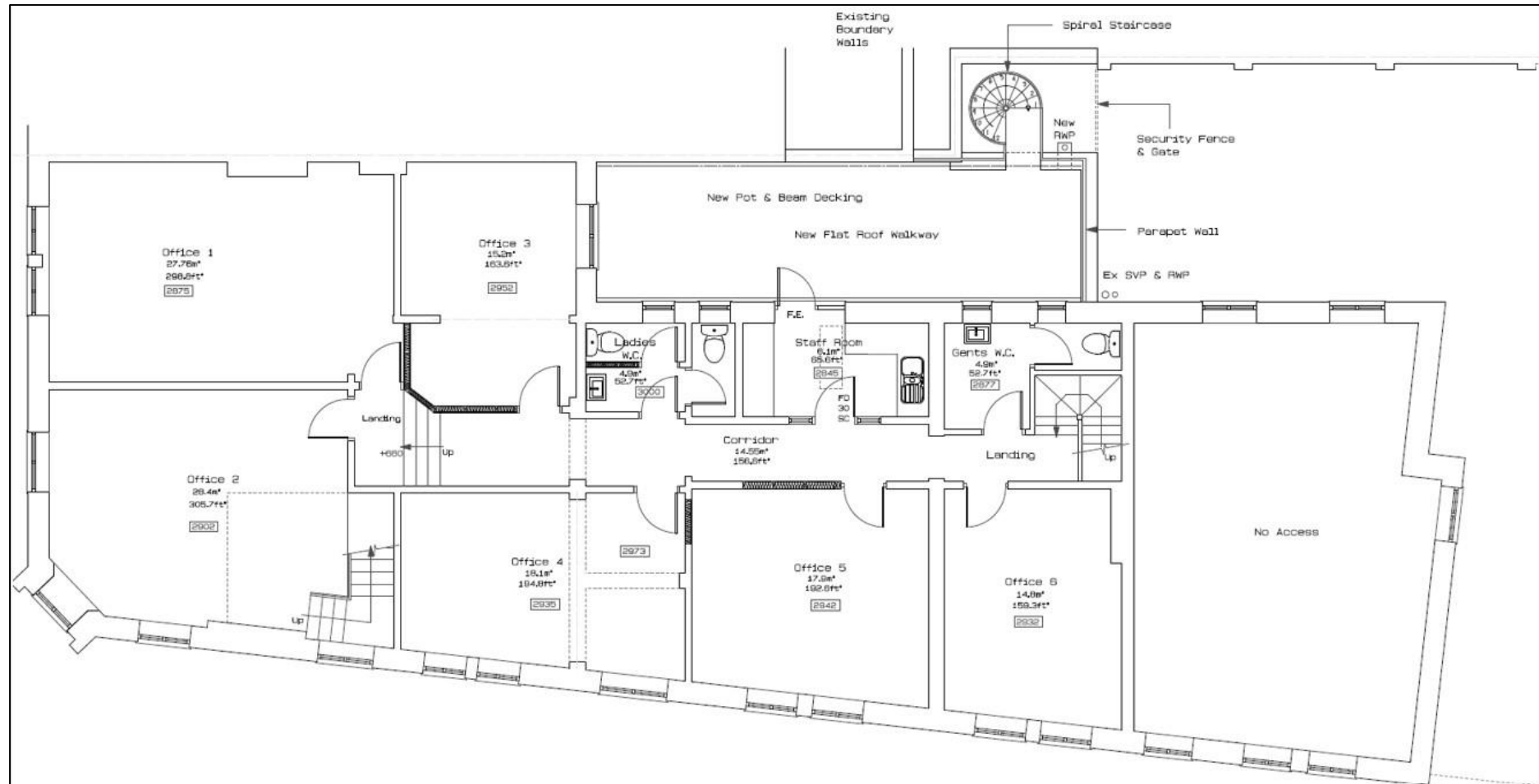
☎ 07393 799957 ✉ nathan.broughton@turnerwestwell.co.uk

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given 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 Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.

FIRST FLOOR



MEZZANINE LEVEL

