

To Let
£18,000 per annum
exclusive



Impressive Open Plan First Floor Office Accommodation

2,074 SQ FT (192.67 SQ M)

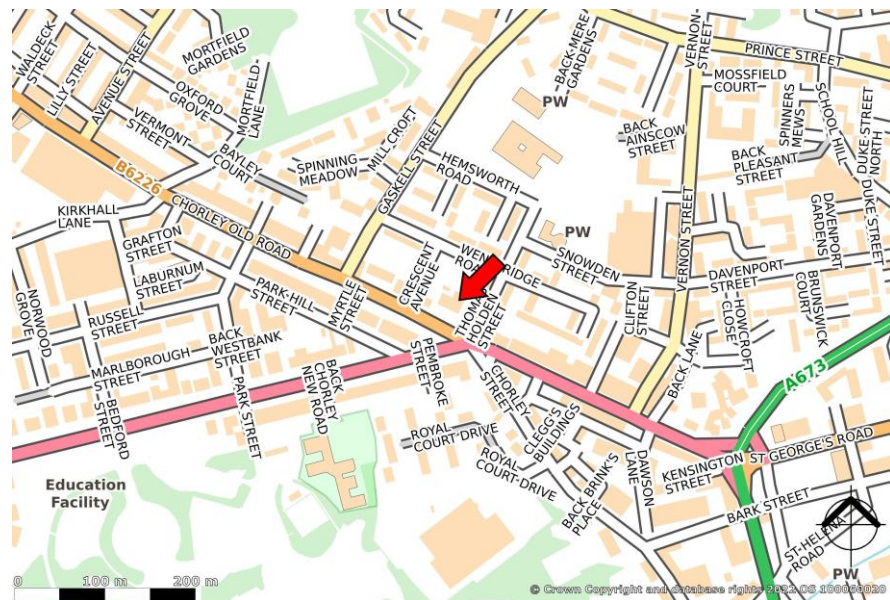
📍 FIRST FLOOR PEEL HOUSE, 2 CHORLEY OLD ROAD, BOLTON, BL1 3AA

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- First floor open plan office accommodation
- Prominent office building in a popular and prestigious location
- Excellent mix of reception, private office/meeting room and open plan accommodation
- Would suit professional occupier
- Private parking for 8 vehicles in secure gated car park
- Ideal training facility
- Self-contained suite with own WC and kitchen facilities
- Walking distance from Bolton Town Centre
- Situated on an extremely busy main transport route
- £18,000 per annum, plus VAT



LOCATION

The property occupies a prominent and elevated position fronting onto Chorley Old Road (B6226) overlooking the busy Junction with St Georges Road and Chorley New Road (A673).

Peel House is situated within a predominantly commercial office use area approximately 1/4 mile of a mile from Bolton Town Centre on a public transport route. The immediate vicinity, including Chorley New Road and the fringes of the Town Centre is a traditionally popular location, particularly with professionals such as Accountants, Financial Advisors, Solicitors and Surveyors, etc.

DESCRIPTION

Peel House comprises a substantial, semi-detached, garden fronted, part two storey/part three storey office building. The property is a mixture of traditional brick construction, together with cavity brick construction at the rear, upon where the premises have been significantly extended.

The available accommodation is situated upon the first floor and comprises superb, self-contained office space, recently renovated to a high standard. Access to the first floor is gained via a feature staircase located in the entrance hallway.

Extending to approximately 192.69 sq m (2,074 sq ft), the layout features a reception area, three to four private offices (one of which can serve as a Board Room), a modern kitchen and additional storage facilities.

The offices are impeccably presented, decorated with plaster-painted walls, suspended ceilings and carpet tiled floor coverings and LED panel lighting throughout. Additionally, the space is partially air-conditioned.

There is secure parking available for up to 8 vehicles in the private car park located at the rear of the building.

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
First Floor Office	192.67	2,074

***plus private parking for 8 vehicles to the rear**

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property. Each floor is independently metered for electricity.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£18,000 per annum exclusive.

VAT

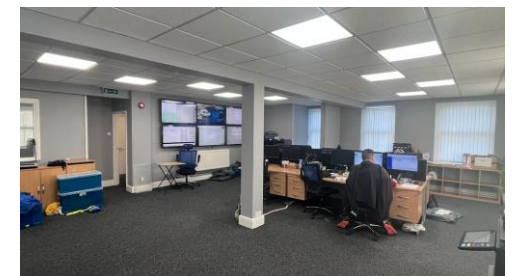
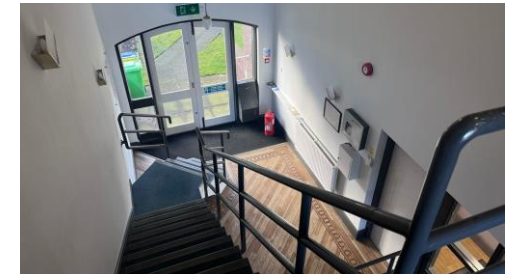
VAT is applicable and will be charged at the prevailing rate.

SERVICE CHARGE

A service charge is levied and paid by each Tenant, to include gas, water, waste disposal, intruder and fire alarm servicing, fire extinguisher servicing and cleaning of common areas. Further details are available upon request.

LEGAL COSTS

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



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £18,500, with effect from 1st April 2023. 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 £. The Tenant is responsible for all Business Rates attributable to the property, including those rates allocated to the car parking spaces.

EPC

The first floor of the property has an individual Energy Efficiency Rating of C(66). The certificate is valid until 15th March 2028. A full copy of the Report is available upon request.



VIEWINGS

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

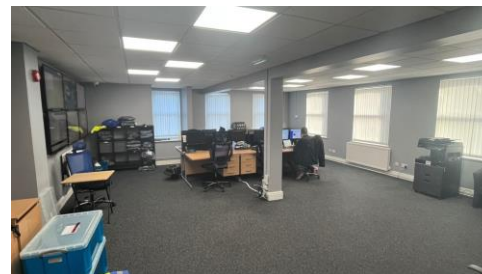
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TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.