

To Let
Ideal HQ/Service Provider
Accommodation



Modern Detached Two-Storey Office Accommodation

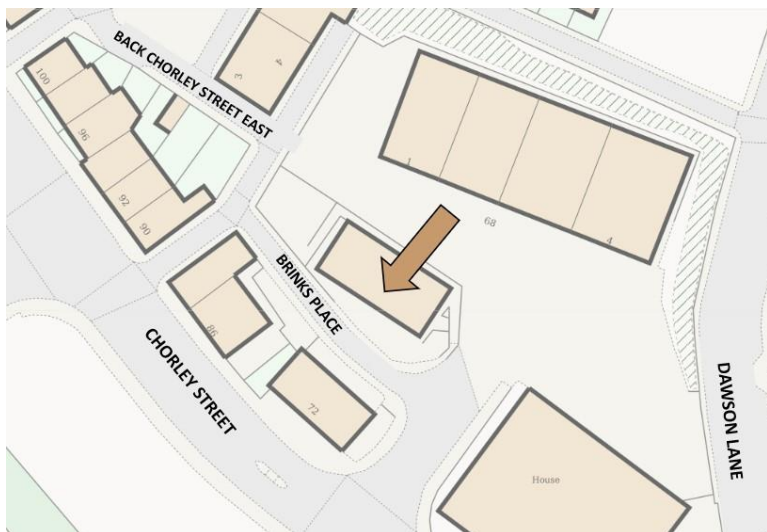
2,575 SQ FT (239.22 SQ M) - PLUS PRIVATE CAR PARKING TO SIDE AND REAR

📍 INTERLINK HOUSE, BRINKS PLACE, CHORLEY STREET, BOLTON, BL1 4AL

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Detached two-storey office building
- Situated within short walking distance of Bolton Town Centre
- Short walk from all town centre amenities
- Adjacent to Nutri-Bar and David Lloyd Leisure Centre
- Convenient links to A666 St. Peters Way and the National Motorway Network
- Equality Act (2010) compliant
- Provides a mixture of open plan and cellular office rooms
- Ideal training facility
- Suitable for local or regional service provider Headquarters
- Passenger lift to first floor accommodation
- Private parking for 8-10 vehicles
- Available from February 2025
- New lease
- Rental £27,500 per annum exclusive (plus VAT)



LOCATION

The subject property is located on Brinks Place, which is accessed via Chorley Street in a popular, mixed-use, predominantly commercial area on the fringes of Bolton Town Centre.

Brinks Place is a small enclave of industrial/commercial and workshop premises, tucked away from Chorley Street. Interlink House is the second property on the left as you enter the Estate, occupying a slightly elevated position.

The property is situated approximately 1/4 mile from Bolton Town Centre and benefits from convenient communication links to the A666 St Peters Way, which is also within approximately 1/2 mile from the property and which facilitates links to the National Motorway Network.

David Lloyd Leisure Centre is also within walking distance of the premises, as is Bolton Town Centre and its amenities and shops.

DESCRIPTION

The subject property comprises a modern, detached 2-storey office building, constructed circa 1990 of cavity facing brickwork, surmounted beneath a pitched tiled roof covering.

The property occupies a slightly elevated position and accordingly has both a ramped and a stepped access and is fully compliant with Equality Act (2010) requirements.

At ground floor level, the accommodation totals approximately 111.70 sq m (1,202 sq ft), and consists of a dedicated reception area, meeting room/board room, waiting room and a large training room, which is capable of being split into two smaller rooms if necessary. To the rear right hand side of the accommodation there is a staff kitchen. Effectively, there are 3/4 good sized usable offices at ground floor.

At first floor level there are a further 6 good sized individual offices and a small store, all of which total approximately 127.60 sq m (1,373 sq ft).

The accommodation is well presented throughout and benefits from a good specification, including plaster painted walls and ceilings with ceiling mounted modern office lighting, and perimeter trunking throughout.

There is a passenger lift in the service court/landing area, which is capable of accommodating up to 5 persons.

Externally there is a secure compound to the rear which can accommodate 4/5 vehicles, and there is further external space to the left hand side of the property which can accommodate a further 2/3 vehicles.

Please see full floor plan below.

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
Ground Floor	111.67	1,202
First Floor	127.55	1,373
Total	239.22	2,575

***plus private car parking**

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 Full Repairing and Insuring lease for a term of 3, 5 or 10 years, subject to terms.

RENTAL

£27,500 per annum exclusive.

VAT

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



BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £25,250, with effect from 1st April 2023. The 2024/2025 Business Rates Multiplier is 54.6 pence in the £.

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 C(65). The certificate is valid until 17th December 2034. A full copy of the Report is available upon request.



VIEWINGS

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

Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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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.

FLOOR PLAN

