

To Let



Office

Deakins Business Park

Deakins Mill Way, Egerton, Bolton, BL7 9RP

1,167 sq ft
(2,794 sq m)

Description

Deakins Business Park provides self-contained office accommodation within a high specification office development in an attractive parkland location.

The offices are self-contained and benefit from air conditioning, raised floors, their own kitchen and WC facilities.

Within the site there is ample parking with a café on site also providing an added amenity.



RENT

From £10.00
per sq ft



**RATES
PAYABLE**

£TBC
per sq ft



**SERVICE
CHARGE**

£On
Request



EPC

D: 84

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Location

Situated on Deakins Mill Way which links to the A666 via the Hall Coppice. The A666 (Blackburn Road) is one of the main arterial routes linking the major towns of Bolton and Blackburn. The Business Park is situated within Egerton, an attractive village within the northern area of the Metropolitan Borough of Bolton and is centrally located providing access to the M61, M66 and M65 motorways.

The Business Park forms part of a mixed-use development which also includes luxury townhouses and apartments and a café set within 32 acres of woodland.

Accommodation

Unit	Sq Ft	Sq M
Unit A10	2,794	260
Unit A5	1,167	108

All areas quoted are net internal.

Lease Terms

The suites area available on effective full repairing and insuring leases for a term of years to be agreed incorporating rent reviews at the appropriate intervals

Services

Units are self-contained and metered via a landlord's supply for services.

Services Responsibility

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

Legal Costs

Each party to be responsible for their own costs incurred.

Viewing

Strictly by appointment with the joint agents, Matthews & Goodman on 0161 839 5515 or Trevor Dawson & Company on 01204 860 246.

SatNav: BL7 9RP



On Site Cafe



Kitchen



Parking



FRI Leases



WiFi



Main arterial routes



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