

To Let



High Quality Ground Floor Office Suite

2,624 SQ FT (243.75 SQ M)

📍 1 BELMONT HOUSE, DEAKINS BUSINESS PARK, EGERTON, BOLTON, BL7 9RP

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Turner Westwell
Commercial Agents

KEY FEATURES

- 243.75 sq m (2,624 sq ft) of accommodation
- High quality ground floor office suite
- On-site parking allocated for 5 vehicles
- Ample additional parking on site
- Situated within a stylish converted mill complex
- Open plan office with private office and boardroom
- On site coffee shop/dessert cafe
- Fully Accessible, including stairlift
- Air conditioned
- £22,500 per annum exclusive



Map Data: Google Earth

LOCATION

Deakins Business Park is located in a popular village of Egerton and benefits from a number of popular local amenities including:-

- Last Drop Village comprising health club, conference/meeting facilities
- Local shops, restaurants and public houses
- On-site café

The estate is located approximately 3 miles north of Bolton Town Centre and forms part of a larger mixed use development comprising town houses, apartments and on-site café.

DESCRIPTION

Deakins Business Park provides for superb self-contained office accommodation, situated upon a strategically located and high specification office development, set within an attractive parkland location on 32-acre mixed use development.

The available accommodation is situated at ground floor and provides for a superb high specification open-plan and spacious, self-contained office suite, ideal for a range of businesses, including a professional occupier, or those seeking a mix of office and storage facilities. The offices are well presented and benefit from superb ground floor client waiting area, its own kitchen and separate male and female WC facilities.

We understand 5 x parking spaces are allocated. There is also communal parking on-site.

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 Office Suite	243.75	2,373

LEASE TERMS

Available by way of a new Tenant's Internal Repairing and Insuring lease for a minimum term of 3 years.

PRICE AND VAT

The rental is £22,500 per annum plus VAT

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £31,250, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. The Rates payable are £16,000. Interested parties are advised to qualify this directly with the Local Rating Authority.

SERVICE CHARGE

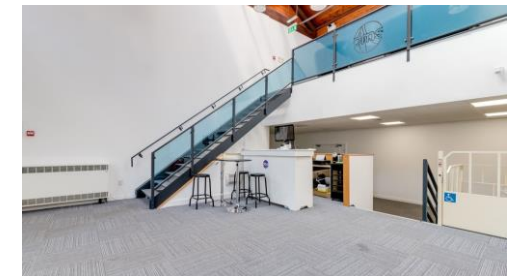
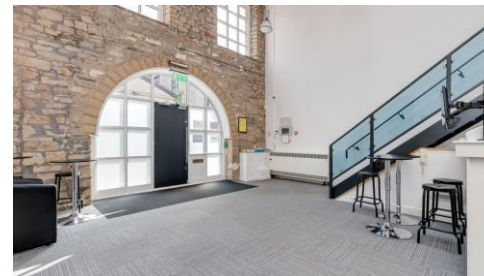
A service charge will be levied to recover the cost of the utilities and general maintenance and repairs to common building areas. Further information is available on request.

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.

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 D(87). The certificate is valid until 16th July 2030. A full copy of the Report is available upon request.

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VIEWINGS

Strictly by appointment with the joint agents TURNER WESTWELL COMMERCIAL AGENTS & LAMB & SWIFT COMMERCIAL.



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