

To Let
Rent from £9,350 p.a.
exclusive



Well-presented Ground & First Floor Studio Office Suites

FROM 340 TO 492 SQ FT (31.59 TO 45.67 SQ M)

📍 1 & 2 BELMONT HOUSE DEAKINS BUSINESS PARK, EGERTON, BOLTON, BL7 9RP

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Turner Westwell
Commercial Agents

KEY FEATURES

- Well-presented and stylish ground and first floor studio office suites
- From approximately 340 to 492 sq ft (unfurnished)
- Located within the established Deakins Business Park development
- Attractive parkland setting within a wider 32-acre mixed-use scheme
- Open-plan, flexible office accommodation
- Suitable for a variety of professional occupiers
- Shared kitchen facilities and separate male and female WC facilities
- Ground floor reception / client waiting areas
- Dedicated on-site car parking space(s) (additional spaces available by separate arrangement)
- Inclusive rental terms (excluding Business Rates)
- Available immediately on a minimum 12-month term
- Rent from £9,350 per annum (Suite 12, Ground Floor)



LOCATION

Deakins Business Park is prominently situated within the sought-after village of Egerton, benefiting from an excellent range of established local amenities and services, including:

- Last Drop Village Hotel and Spa, offering hotel accommodation, health club and conference/meeting facilities
- A variety of local shops, restaurants and public houses
- An on-site café serving the wider business park and surrounding occupiers

The estate is located approximately 3 miles north of Bolton Town Centre and forms part of a wider mixed-use development comprising residential townhouses, apartments and commercial accommodation, creating an established and vibrant business environment.

DESCRIPTION

The available accommodation comprises well-presented and stylish ground and first floor studio offices, ranging from 340 sq ft, forming part of the high-quality Deakins Business Park development.

Set within an attractive parkland environment as part of a wider 32-acre mixed-use scheme, Deakins Business Park provides high-specification, self-contained office accommodation in a strategically positioned and established business location.

The available accommodation offers predominantly open-plan business suites, providing flexible and efficient workspace suitable for a variety of professional occupiers. The accommodation is finished to a high standard throughout and benefits from a welcoming ground floor (unmanned) reception/client waiting area, shared kitchen facilities, and separate male and female WC facilities.

Suite 12 is allocated 1 on-site parking space, and Suite A is allocated 2 spaces. Additional parking can be provided elsewhere within the estate, subject to availability and additional fees.

SERVICES

The mains services connected to the property include water, electricity 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.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Suite 12 - Ground Floor	31.55	340
Suite A - First Floor	45.67	492

LEASE TERMS & RENTAL

Available by way of a new Tenant's Internal Repairing and Insuring lease for a minimum term of 12 months.

Suite 12 (Ground Floor, Belmont 2) Rental: £9,350 per annum exclusive.

Suite A (First Floor, Belmont 1) Rental: £13,500 per annum exclusive.

***Rents are inclusive of utilities and internet connectivity, but exclude Business Rates (if applicable)**

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Interested parties are advised to make their own enquiries direct with the Local Rating Authority (Bolton Council). We understand 100% Business Rates Relief may be available for qualifying occupiers.

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

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

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ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

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

Daniel Westwell | Director

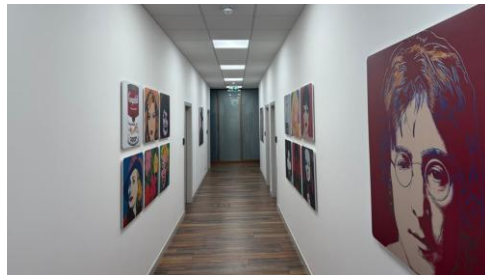
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Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending 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.