

To Let  
£1,000 p.c.m



## High Quality First Floor & Mezzanine Studio Office

718 SQ FT (66.7 SQ M) - £12,000 PER ANNUM/£1,000 PER CALENDAR MONTH

📍 BISHOPS ROCK HOUSE, 1A KING STREET, FARNWORTH, BOLTON, BL4 7AB

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Premium studio office accommodation, suited to office space, studio, therapy, wellness and personal-care occupiers (including aesthetics and beauty)
- Superb first floor and mezzanine accommodation
- Flexible occupation options available, including Licence Agreements from a minimum of 12 months
- Rental package inclusive of under-floor gas central heating and secure leased-line broadband
- High quality shared kitchen & separate male & female WCs
- Highly accessible town centre location, within walking distance of Farnworth amenities and the Farnworth Green redevelopment
- Adjacent to the new Farnworth Bus Terminal and less than half a mile from Farnworth Train Station
- Modern, professional interior, featuring wood-grain flooring, contemporary lighting and selected air-conditioned suites
- High levels of security throughout, including HD CCTV, video entry and Paxton Net2 access control
- Rental - £1,000 per month (no VAT) for the first 12 months



## LOCATION

Bishops Rock House is prominently situated along King Street in the heart of Farnworth, Bolton, Greater Manchester. It is conveniently located within a brief walking distance to all amenities in the Town Centre, including Brackley Street, which is currently undergoing the exciting Farnworth Green regeneration project led by Capital & Centric. This initiative is progressing well and will feature new bars, restaurants, coffee shops and a public green square immediately adjacent to the office space.

The property is adjacent to the new Bus Terminal and is less than half a mile from Farnworth Train Station, approximately 1 mile from the M61/Kearsley Spur, around 2 miles southeast of Bolton, 4 miles southwest of Bury and around 7 miles northwest of Manchester City Centre.

## DESCRIPTION

Bishops Rock House provides premium studio office accommodation, ideally suited to occupiers within the studio, therapy, wellness and personal-care sectors, including aesthetics, beauty and related professional uses.

The available accommodation comprises a well presented, high quality first floor and mezzanine studio suite, extending to 718 sq ft, offering a flexible layout well suited to office space, treatment room, consultation space and studio-based operations.

The property is conveniently located within a short walking distance of Farnworth Town Centre amenities, including Brackley Street, which is currently undergoing the exciting Farnworth Green regeneration. Bishops Rock House is situated adjacent to the new Bus Terminal and lies less than half a mile from Farnworth Train Station, providing excellent accessibility for both clients and staff.

Internally, the accommodation benefits from traditional wood-grain flooring, modern lighting, high-definition CCTV, and a video entry system, creating a professional and secure working environment. The building also features stylish, modern kitchen and WC facilities, with air-conditioning available to selected suites.

Occupiers benefit from a highly secure premises, incorporating a Paxton Net2 door entry system, alongside secure leased-line broadband included within the rental. The suites are further enhanced by full under-floor gas central heating, also included within the rent.

Immediate occupation is available on flexible terms, with Licence Agreements from a minimum 12 month term being considered, making Bishops Rock House particularly attractive to start-ups, growing businesses or established operators seeking adaptable accommodation without long-term commitment.

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
First Floor & Mezzanine Studio Suite	66.7	718

## LEASE TERMS

The accommodation is available on flexible terms, by way of a new lease or Licence Agreement, on an inclusive rental package.

Occupiers are responsible only for their own sub-metered electricity usage, telephony installations and Business Rates. Each suite benefits from 100% Business Rates relief for qualifying occupiers, offering further cost efficiency.

Secure leased-line broadband is included within the rent, providing reliable, high-speed connectivity from day one.

Immediate occupation is available, subject to agreed terms.

## RENTAL

Rental - £1,000 per month for the first 12 months - reviewed thereafter.

## VAT

VAT is not applicable.

## BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. **Interested parties are advised to clarify the rates payable direct with the Local Rating Authority (Bolton Council).**

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. The property benefits from full under-floor gas central heating, the cost of which is included within the rental.

Each office benefits from its own sub-meter for electricity and the Landlord will recharge occupiers based on consumption only.

Please note that Turner Westwell Commercial Agents 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 B. The certificate is valid until 23rd April 2034. A full copy of the Report is available upon request.

## 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

BSc (HONS), MRICS | RICS Registered Valuer

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