

To Let

£17,835 p.a. exclusive

Self-contained, Modern Office Suite with Parking

1,189 SQ FT (110.46 SQ M) – PARKING FOR 3 VEHICLES

SUITE A5, LOWER ASHWORTH HOUSE, DEAKINS BUSINESS PARK, BLACKBURN ROAD, BOLTON, BL7 9RP

TW

Turner Westwell

Commercial Agents

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St. George's House, St. George's St., Chorley, PR7 2AA
01257 441474 www.turnerwestwell.co.uk

KEY FEATURES

- Established business park location in Egerton, Bolton
- Excellent access to the A666, M61, M66 and M65
- 3 miles north of Bolton Town Centre
- Close to Bromley Cross Train Station with Manchester links
- Self-contained, modern office suite
- Open-plan space with private meeting office
- 3 x dedicated on-site parking spaces
- LED lighting, kitchenette and WC facilities
- Attractive working environment
- Suitable for office or other uses – subject to planning permission
- 24-hour access with on-site parking
- 100% Business Rates Relief for qualifying occupiers
- Rental - £17,835 per annum exclusive



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. 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. Deakins Park is centrally located, providing access to the M61, M66 and M65 Motorways.

Deakins Business Park benefits from a number of popular local amenities including:-

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

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.

Bromley Cross Railway Station, offering direct rail links to Manchester City Centre and Manchester Airport, is approximately 1.9 miles (5 minute drive) south east of the development.

DESCRIPTION

Suite A5, Lower Ashworth House comprises a high-quality, self-contained office suite situated within the established and highly regarded Deakins Business Park.

The accommodation provides predominantly open-plan office space together with a private glazed office, boardroom or meeting room. Regular in shape and efficient in layout, the suite offers versatile accommodation suitable for a variety of office occupiers.

The suite benefits from a modern specification including central heating, raised access floors, LED panel lighting, fitted kitchenette facilities and separate male and female WC facilities. Occupiers also benefit from 24-hour access and the attractive landscaped surroundings of the business park.

Deakins Business Park provides recently refurbished office accommodation within a prominent business location and benefits from generous on-site car parking.

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 A5 Lower Ashworth House	110.46	1,189

The suite includes 3 x dedicated on-site car parking spaces.

SERVICES

We understand that all mains services are connected, including gas supply, water supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

LEASE TERMS & RENTAL

The available accommodation is available by way of a new Lease on Tenant's effective Full Repairing & Insuring lease, for a term of years to be agreed.

Rental - £17,835 per annum exclusive.

SERVICE CHARGE

A service charge is levied by the Landlord to recover the cost of upkeep and maintenance of common estate areas. The current charge is £4,304.18 per annum and is reviewed annually.

VAT

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

EPC

The property has an current Energy Efficiency Rating of D(84). The certificate is valid until 19th January 2027. A full copy of the Report is available upon request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £10,750, with effect from 1st April 2026. 100% Business Rates Relief may be available for qualifying occupiers. **Interested parties are advised to clarify this directly with the Local Rating Authority (Bolton Council).**

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 responsible for their own legal costs involved in the transaction.

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.*

RICS

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.