

To Let

Inclusive Rental Package

High Quality Office Suites with Car Parking

128 - 430 SQ FT (11.89 - 39.95 SQ M)

WINGATES BUSINESS CENTRE, 49 CHORLEY ROAD, WESTHOUGHTON, BOLTON, BL5 3PD

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

- Newly refurbished office suites with high speed internet connectivity
- Inclusive rent package (excluding Business Rates)
- Cost certainty for Tenants
- Flexible lease terms (minimum 12 months)
- Individual suites from 128 sq ft to 427 sq ft
- Minimum of one dedicated car parking space per suite
- Prominent frontage onto the A6 Chorley Road
- Excellent access to the M61, Bolton, Horwich and Westhoughton
- Adjacent to the established Wingates Business Park
- Surrounded by significant commercial and employment development
- Professional business environment – suitable for a range of occupiers
- Ideal for start-up and established businesses alike
- Immediate availability (subject to legal completion)



LOCATION

Wingates Business Centre occupies a highly prominent roadside position on Chorley Road (A6) in Westhoughton, one of Bolton's principal commercial corridors. The property is strategically located close to the successful Wingates Business Park, home to a number of national and regional occupiers, and sits within an area experiencing significant commercial investment and development.

The location offers excellent accessibility, with Junction 6 of the M61 only a short drive away, providing convenient links to the wider motorway network including the M60, M62 and M6. Westhoughton Town Centre, Horwich, Bolton and Lostock are all within easy reach, while nearby railway stations provide regular services across Greater Manchester and beyond.

DESCRIPTION

Wingates Business Centre offers a range of newly refurbished, high-quality office suites in a prominent and easily accessible location on the A6 Chorley Road, Westhoughton.

The property occupies the former La Scala Restaurant, which has been transformed into modern office accommodation suitable for a wide range of occupiers, including start-ups, consultants, professional firms, online businesses, medical and therapy providers, and established companies.

Each suite features contract-quality carpet tiles, modern suspended LED lighting, high-speed internet connectivity and at least 1 x allocated parking space, with more parking available for larger suites, or more spaces available at additional cost.

Located adjacent to the established Wingates Business Park and surrounded by ongoing commercial development, the property benefits from excellent links to Bolton, Horwich, Westhoughton and the wider Greater Manchester motorway network, making it an ideal base for growing businesses.

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. High-speed internet connectivity is provided. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

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ACCOMMODATION & RENTAL

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	Rental (per annum)
Suite 1 – Ground Floor	38.24	412	£14,385
Suite 2 – Ground Floor	25.43	274	£9,555
Suite 3 – Ground Floor	24.73	266	£9,310
Suite 4 – Ground Floor	27.27	294	£10,290
Suite 5 – Ground Floor	39.94	430	£14,945
Suite 6 – Ground Floor	20.62	222	£7,770
Suite 7 – Ground Floor	18.95	204	£7,140
Suite 8 – Ground Floor	14.28	154	£5,355
Suite 9 – Ground Floor	18.19	196	£6,860
Suite 1 – First Floor	13.11	141	£4,935
Suite 2 – First Floor	25.41	274	£9,590
Suite 3 – First Floor	15.67	169	£5,915
Suite 4 – First Floor	31.77	342	£11,970
Suite 5 – First Floor	21.18	228	£7,980
Suite 6 – First Floor	11.86	128	£4,480
Suite 7 – First Floor	21.11	228	£7,980

LEASE TERMS

The offices are available on flexible lease terms (minimum 12 months) with inclusive rentals (excluding Business Rates), providing occupiers with straightforward and predictable occupancy costs.

VAT

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

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. We anticipate most (if not all) suites will be eligible for 100% Business Rates Relief. Interested parties are advised to make their own enquiries with Bolton Council to clarify the rates payable. 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.

USE

E-Class. May suit other uses, subject to planning permission. It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Bolton Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on 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

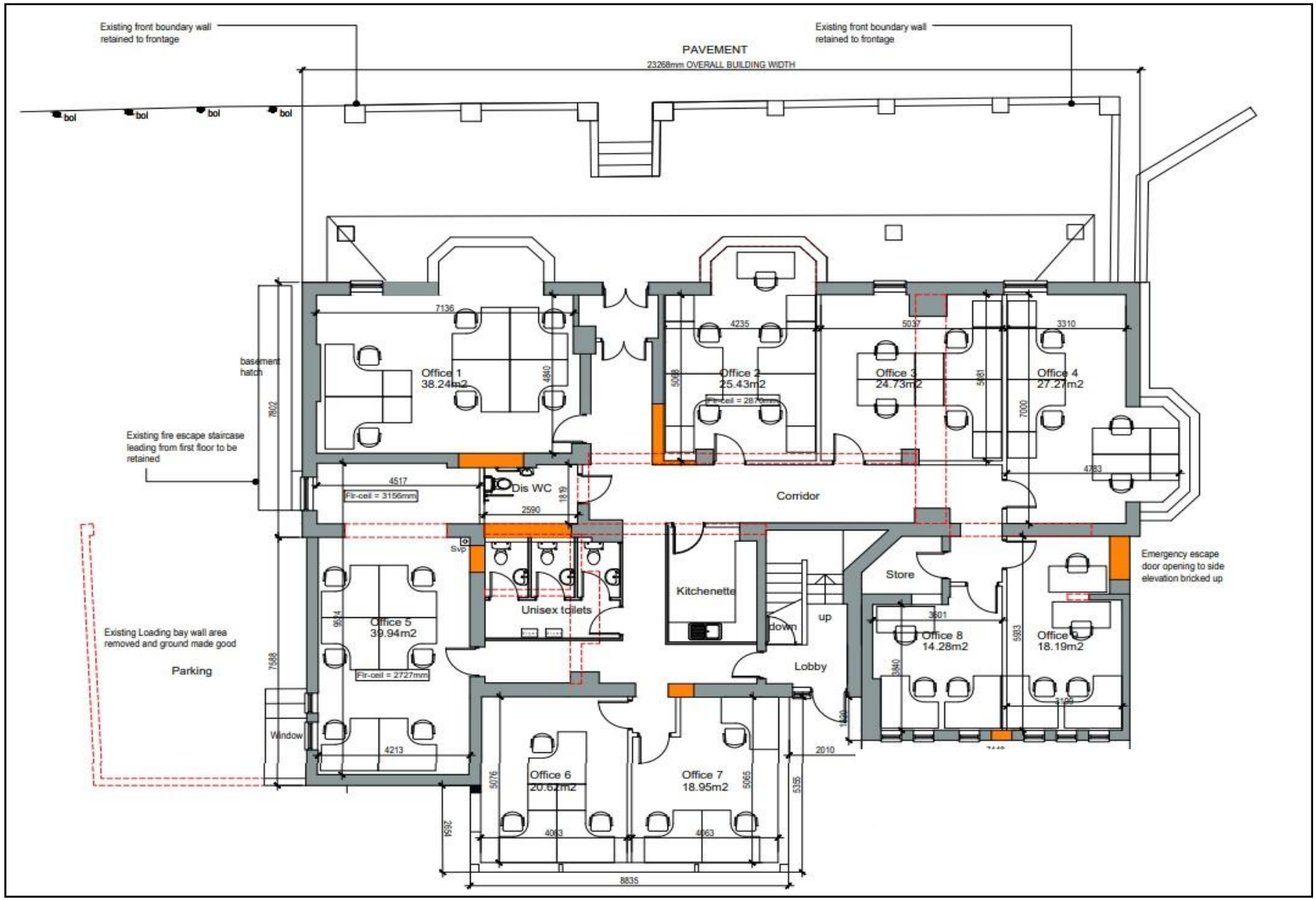
Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

01257 441474 info@turnerwestwell.co.uk

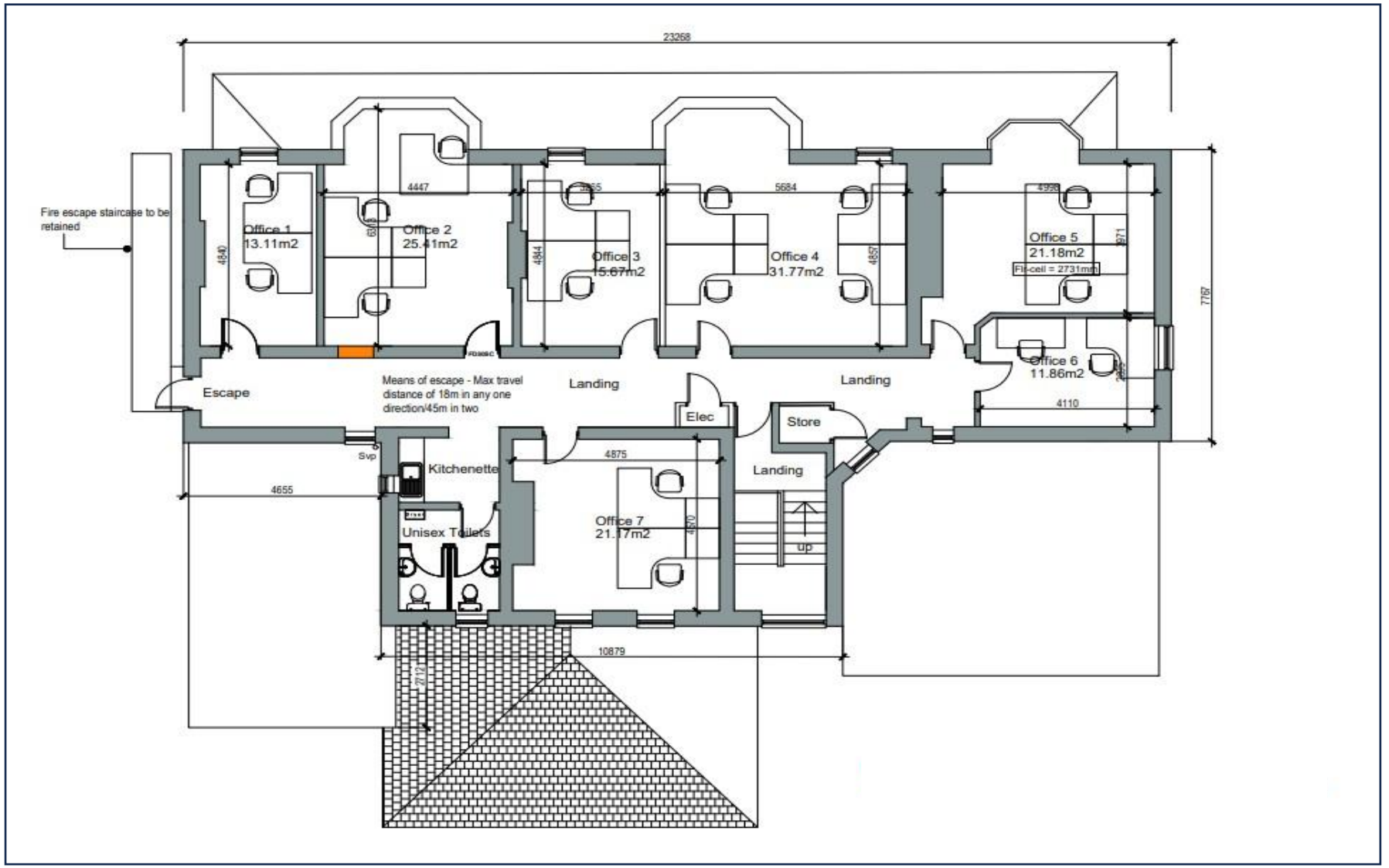
RICS

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.

GROUND FLOOR



FIRST FLOOR


23268
Fire escape staircase to be retained
Office 1
13.11m2
Office 2
25.41m2
Office 3
15.67m2
Office 4
31.77m2
Office 5
21.18m2
Fit-cell = 2731mm
Office 6
11.86m2
Escape
Means of escape - Max travel distance of 18m in any one direction/45m in two
Landing
Landing
Elec
Store
Landing
Svp
Kitchenette
Unisex Toilets
Office 7
21.17m2
up
4655
4875
4110
10879
7767

















