

High Quality Second Floor Office Accommodation with Parking

572 SQ FT (53.14 SQ M)

RYDAL SUITE, PARAGON BUSINESS PARK, CHORLEY NEW ROAD, HORWICH, BOLTON, BL6 6HG

Turner Westwell
Commercial Agents

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KEY FEATURES

- High-quality, self-contained single-storey office accommodation
- Located upon the established Paragon Business Park
- Excellent connectivity - 5 mins to Horwich Parkway Railway Station & M61 (J6)
- Predominantly open-plan layout with fitted kitchen and WC facilities
- Air conditioned accommodation
- Fully accessible building with 6-person passenger lift
- Communal garden area
- Secure estate with CCTV provision
- Superb communal break-out area and meeting room facilities
- 3 x private car parking spaces (additional parking available by separate negotiation)
- 2 x electronic charging points on site
- 100% Business Rates Relief for qualifying occupiers
- £9,950 per annum exclusive



LOCATION

Paragon Business Park occupies a prominent position on Chorley New Road, close to the landmark Beehive Roundabout, providing exceptional accessibility and convenience for both business and leisure. Within just five minutes' drive, you can reach Horwich Parkway Railway Station, with direct services to Manchester, Preston, Glasgow, and London, or Junction 6 of the M61, connecting seamlessly to the wider motorway network. From there, Manchester City Centre and the Trafford Centre are less than fifteen minutes away.

Middlebrook Retail and Leisure Park-offering leading retail brands, cafés, restaurants, and a cinema-is less than a mile from the site, while Bolton Town Centre lies approximately five miles to the east.

A range of hotels and leisure facilities are within walking distance, and the West Pennine Moors provide an attractive natural backdrop. The nearby Toughsheet Community Stadium, home to Bolton Wanderers Football Club, also offers corporate hospitality and business facilities.

DESCRIPTION

The Rydal Suite provides high-quality, self-contained second-floor office accommodation within the established Paragon Business Park. A 6-person passenger lift serves all floors.

The suite comprises open-plan office space with a fitted kitchen and private WC facilities. It benefits from gas central heating, air-conditioning and a high-quality fit-out.

Occupiers have access to a communal meeting room by prior booking, as well as a shared garden, on-site self-service canteen and breakout area.

The suite includes 3 x allocated parking spaces, with additional parking available by separate negotiation, if required. There is also 2 x electric car charging points on site.

SERVICES

The mains services connected to the property to include water supply and electricity supply. Please note that Turner Westwell Commercial 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
Rydal Suite – Second Floor Only	53.14	572*

***plus 3 x allocated car parking spaces**

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental £9,950 per annum exclusive.

SERVICE CHARGE

A service charge is payable in respect of the maintenance, upkeep and security of the estate. The current service charge is £2,173.60 per annum and includes:

- External repairs to the property
- External window cleaning
- Landscaping and maintenance of communal gardens
- Cotag card access system to the main building
- Access intercom system
- Office paper and cardboard collection
- Security and CCTV
- Lift maintenance, service and repair
- On-site maintenance

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £8,100, with effect from 1st April 2026. 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.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton MBC).

EPC

The building has an current Energy Efficiency Rating of D(97). The certificate is valid until 22nd September 2029. 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.

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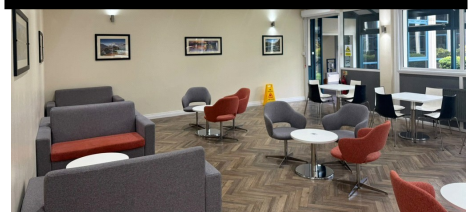








Communal Break-out Area



Communal Break-out Area



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.