

To Let

£26,000 p.a. exclusive

High Quality Self-Contained Ground Floor Office Accommodation

1,800 SQ FT (167.22 SQ M)

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

TW

Turner Westwell

Commercial Agents

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KEY FEATURES

- Located upon the established Paragon Business Park
- Excellent connectivity - 5 mins to Horwich Parkway Railway Station & M61 (J6)
- Fully refurbished accommodation with new high quality decoration and carpeting
- Flexible layout incorporating open-plan ground workspace and private offices or meeting rooms
- On-site maintenance team
- Communal garden area
- Secure estate with CCTV provision
- Superb communal break-out area and meeting room facilities
- 8 x private car parking spaces (additional parking available by separate negotiation)
- 2 x electronic charging points on site
- Three months' rent-free incentive available, subject to terms
- £26,000 per annum exclusive



LOCATION

Paragon Business Park occupies a convenient position on Chorley New Road in Horwich, close to the Beehive Roundabout and within easy reach of Junction 6 of the M61 motorway. The location provides excellent connectivity to Bolton, Manchester and the wider North West motorway network.

Horwich Parkway Railway Station is situated nearby, providing regular rail services to Manchester and other regional destinations, with wider connections to Preston, Glasgow and London.

Middlebrook Retail and Leisure Park is located less than a mile away, offering an extensive range of retail, restaurant and leisure facilities. Bolton town centre lies approximately five miles to the south-east.

The combination of established business park surroundings, convenient transport links and nearby amenities makes Paragon Business Park an attractive location for a range of office occupiers.

DESCRIPTION

The Derwent Suite comprises refurbished, self-contained ground-floor office accommodation within the established Paragon Business Park.

The accommodation has recently undergone refurbishment, including redecoration and new carpeting, providing a fresh and professional working environment. The layout incorporates predominantly open-plan office space, complemented by a selection of private offices and meeting rooms, offering flexibility for a variety of business requirements.

The suite benefits from air conditioning and gas-fired central heating, together with access to the wider facilities available within the business park.

Occupiers can make use of the on-site break-out area, which provides self-service vending and hot-food facilities and extensive seating and informal together with a separate meeting room available to hire by prior arrangement. An on-site maintenance team provides additional convenience for day-to-day occupation.

The Derwent Suite has its own male and female WC facilities and kitchen facilities.

8 x allocated car parking spaces are included within the rental, with additional spaces potentially available by separate negotiation, subject to availability.

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
Derwent Suite – Ground Floor Only	167.22	1,800

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 £26,000 per annum exclusive. Tenant incentives, including up to three months' rent-free on a five-year lease, are available subject to negotiation and agreed lease terms.

SERVICE CHARGE

A service charge is payable in respect of the maintenance, upkeep and security of the business park. The current charge is approximately £6,300 per annum (£3.50 per sq ft) 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.

SERVICES

The mains services connected to the property to include water and electricity supply. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £24,500, with effect from 1st April 2026. **Interested parties are advised to contact Bolton Council to clarify the rates payable for the suite.**

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.

EPC

The building has an current Energy Efficiency Rating of E(102). The certificate is valid until 16th August 2028. A full copy of the Report is available upon request.

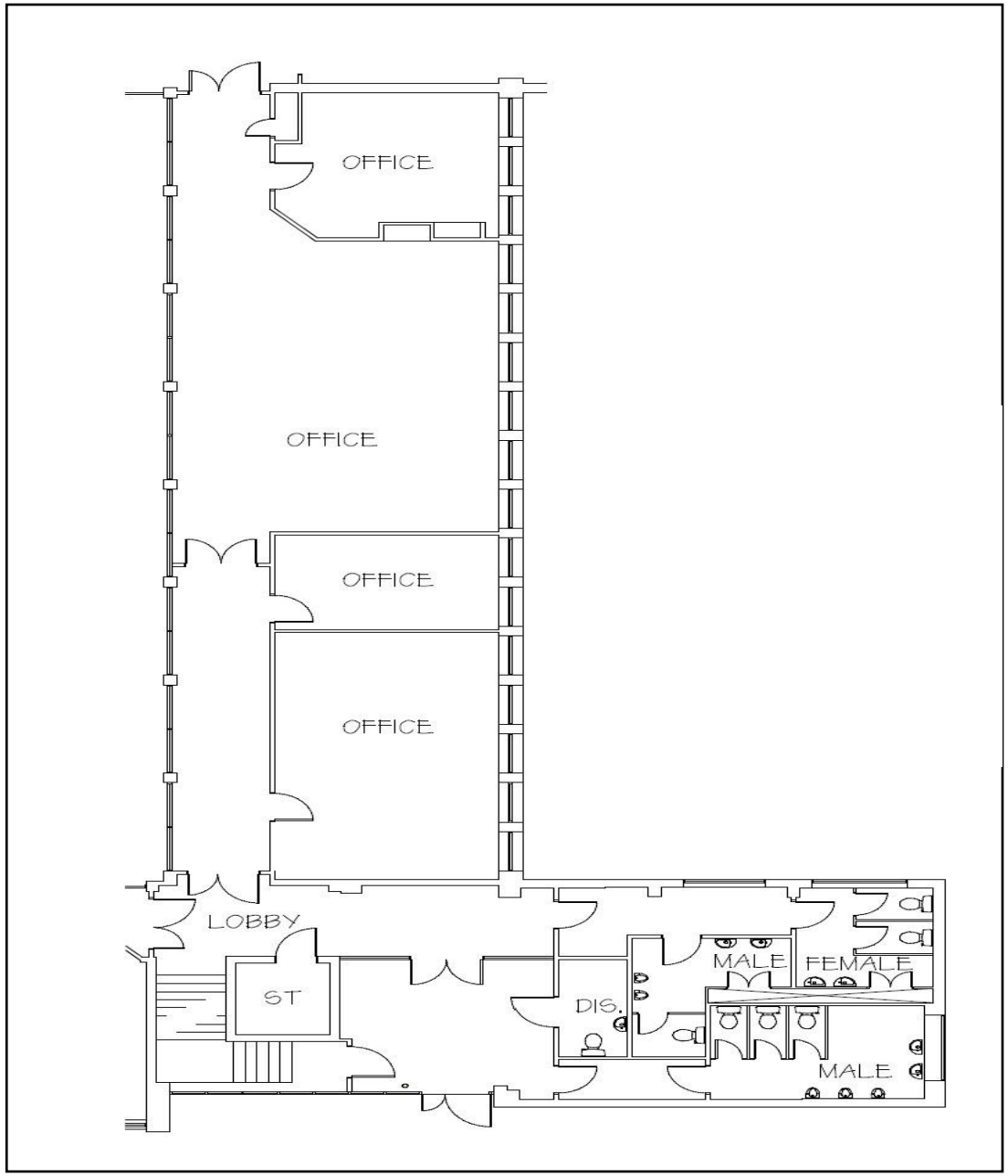
ANTI-MONEY LAUNDERING (AML)

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
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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.