

To Let
All-Inclusive Rental
Package



High Quality Managed Office Suite

210 SQ FT (19.51 SQ M)

📍 SUITE 11, FIRST FLOOR, VICTORIA HOUSE, 29 VICTORIA ROAD, HORWICH, BOLTON, BL6 5NA

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality managed individual office suite
- Conveniently located near to Horwich Town Centre and public transport routes
- All-inclusive rental package (excluding Business Rates and internet connection costs) for easy budgeting
- Excellent communal kitchen and WC facilities
- Immaculately presented throughout
- Flexible Licence Agreement available
- Walking distance of Horwich Leisure Centre/Gymnasium and town centre amenities
- 100% Business Rates relief for qualifying occupiers
- Suitable for general office, consulting and professional treatment uses
- Immediate occupation available
- Rental £460 per calendar month (no VAT)



LOCATION

The property is situated fronting Victoria Road and is conveniently located near Horwich Town Centre, a key thoroughfare linking Chorley New Road (A673) with Chorley Old Road (B6226) and is positioned approximately 5 miles northwest of Bolton Town Centre.

The surrounding area features a mix of commercial and residential uses, with Horwich Leisure Centre situated just a short walk from the property. In addition, the popular Middlebrook Retail Park is only a few minutes' drive from the property and is easily accessible via Junction 6 of the M61 motorway, enhancing both convenience and accessibility for future occupants.

There is ample on-street parking in the immediate vicinity.

DESCRIPTION

The property comprises a charming end-terraced stone-built building, offering a total of 13 high-quality office suites arranged over ground, first and second floors. The available space is located on the first and second floors and is ideally suited for use as an office, studio, or consulting room.

Suite 11 has recently been re-decorated and has been finished to a high standard, featuring carpeted flooring, plastered and painted walls and modern ceiling-mounted strip lighting.

Tenants also benefit from well-maintained communal facilities, including male and female WCs and a fully equipped kitchen, each presented to an excellent standard. The communal areas are professionally cleaned twice weekly - we cannot stress how immaculately presented the property is.

The property is conveniently located with ample on-street parking available in the immediate area. Horwich Leisure Centre/Gymnasium is directly opposite, providing excellent amenities and an opportunity to enjoy a workout before or after work without a commute.

LEASE TERMS

The suite is available on an all-inclusive rental basis (excluding Business Rates and telecoms connectivity), offered under a flexible Licence Agreement, with terms to be agreed.

Please note, Tenants are responsible for arranging and covering the cost of their own telecoms and internet services.

ACCOMMODATION & RENTAL

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq Ft	Rental
Suite 11 - First Floor	210	£460 per calendar month/£5,520 per annum

VAT

VAT is not applicable.

SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property. The rent payable is inclusive of all services/bills.

LEGAL COSTS

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

BUSINESS RATES

100% Business Rates relief is available for qualifying occupiers - interested parties are advised to make their own enquiries with the Local Rating Authority (Bolton Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

The property has an current Energy Efficiency Rating of E(108). The certificate is valid until 30th August 2026. A full copy of the Report is available upon request.

101-125

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108 E

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.