

To Let

All Inclusive Rental Package



Professional Individual Office Suites

FROM 161-484 SQ FT (14.97-25.08 SQ M)

📍 THE WHITE HOUSE, 42-44 CHORLEY NEW ROAD, BOLTON, BL1 4AP

TW

Turner Westwell
Commercial Agents

KEY FEATURES

- Prestigious office location
- Well established managed office building
- 24-hour access available
- Board Room and meeting facility (free of charge) - subject to availability on prior booking basis
- Super fast broadband provided and managed by established local comms company
- Male, Female and Disabled WC facilities
- All inclusive rental providing cost certainty to Tenant (excluding Business Rates)
- Immediate occupation available on flexible lease terms
- Rents from £395.00 per calendar month inclusive (no VAT)



LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including a mixture of Solicitors, Accountants, Architects and Surveyors and is situated prominently upon Chorley New Road (A673) at its junction with Park Street approximately 1/2 mile from Bolton town Centre and Bolton School.

DESCRIPTION

The subject property comprises a substantial detached office building of traditional construction dating from the Victoria Era. The premises provide for high quality managed office accommodation, suitable for professionals.

Internally, the suites are arranged over ground and first floor levels, and consists of a number of individual rooms ranging from 9.20 sq m (100 sq ft) to 45.00 sq m (484 sq ft) or a combination of, to suit larger requirements. High speed broadband is provided free of charge.

Other current occupiers within the building include Accountants, Architects, Solicitors, Counsellors and general office users.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft	Parking
Suite 7 - Ground Floor	25.08	484	2 spaces
Suite 9 - First Floor	19.47	215	1 space
Suite 12 - First Floor	19.97	215	1 space
Suite 14 - First Floor	14.97	161	No parking
Suite 16 - First Floor	38.00	409	2 spaces

There is also ample on-street car parking within the immediate vicinity.

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.

LEASE TERMS

Available by way of a new Tenant's internal repairing Licence Agreement for a minimum term of 12 months. A deposit equivalent to 1 months rent is payable.

RENTAL

Description/Floor	Rent (PCM)	Rent (PA)
Suite 7 - Ground Floor	£675.00	£8,100
Suite 9 - First Floor	£425.00	£5,100
Suite 12 - First Floor	£425.00	£5,100
Suite 14 - First Floor	£395.00	£4,740
Suite 16 - First Floor	£675.00	£8,100

All rents are inclusive of heating, lighting, cleaning of common areas and waste refuse, excluding Business Rates, which all qualify for 100% rates relief.

LEGAL COSTS

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

BUSINESS RATES

Tenants are responsible for payment of Business Rates, if applicable. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly 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(103). The certificate is valid until 11th May 2033. A full copy of the Report is available upon request.



DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

ANTI-MONEY LAUNDERING (AML)

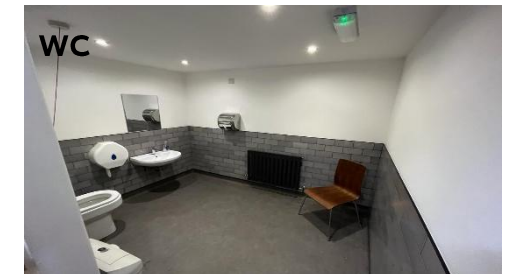
In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction. **When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) per check and must be paid by the proposed buyer or tenant.**

VIEWINGS

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

Nathan Broughton BSc (Hons) | Graduate Surveyor

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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.



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.