

To Let
Flexible Lease Terms Available



Newly Refurbished Office Suites

202 - 468 SQ FT (18.77 - 43.48 SQ M)

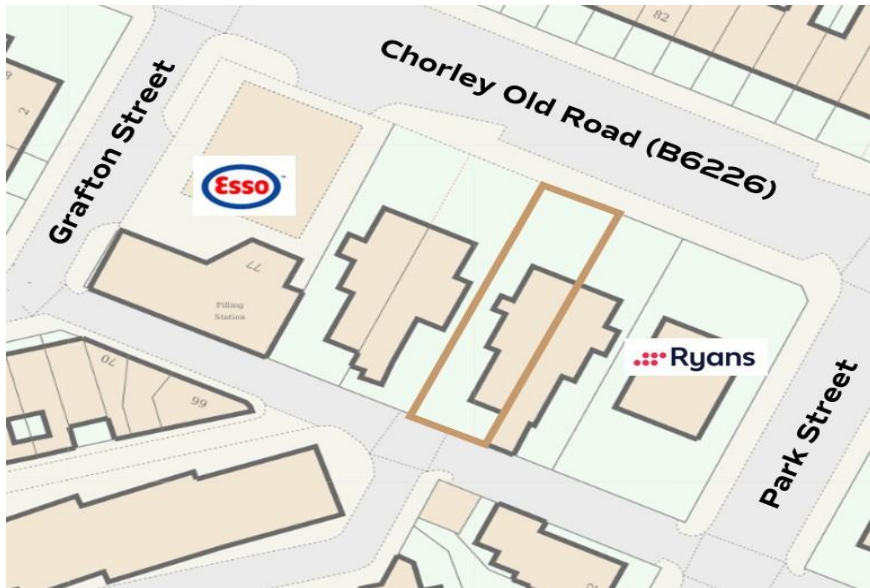
📍 OFFICES AT KIRKHAL PLACE 71 CHORLEY OLD ROAD, BOLTON, BL1 3AJ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Newly refurbished to a high-quality specification
- Prominent frontage on Chorley Old Road (B6226), providing direct access to Bolton town centre
- Well served by frequent bus services along Chorley Old Road
- Excellent road connectivity via Chorley New Road (A673) and key routes across Greater Manchester
- Established mixed-use location with nearby professional, retail and residential occupiers
- Secure building with CCTV, central alarm system, plus individual office alarms and intercoms
- 24/7 access with flexible rolling or longer-term lease options
- Secure rear parking available on a first-come, first-served basis
- Access to high-spec meeting room facilities available at £20 per hour, including large screens and video conferencing equipment
- Rents from £455 per calendar month



LOCATION

The property fronts the B6226 Chorley Old Road, a main arterial route providing direct access to Bolton town centre. The location is well served by public transport, with frequent bus services operating along Chorley Old Road.

Strong road connectivity is provided via nearby links to Chorley New Road (A673) and other principal routes, enabling convenient access throughout Bolton and into the wider Greater Manchester area.

The surrounding area comprises a mix of professional services, retail and residential uses.

DESCRIPTION

Kirkhall Place is a substantial period office building providing for a range of office suites arranged over ground, first and second floor levels.

The suites are offered on flexible terms, making it suitable for small businesses, professionals and growing teams requiring serviced-style accommodation.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

AVAILABILITY & RENTAL

Description/Floor	Sq Ft	Rental (PCM)
Suite 2 - Ground Floor	202	£455 per month
Suite 8 - Second Floor	468	£780 per month

SPECIFICATION

- Newly refurbished to a high-quality specification
- Full heat and acoustic insulation throughout
- Individually controlled air conditioning to each office
- Leased internet line with dedicated Wi-Fi for each tenant
- Secure rear parking available on a first-come, first-served basis
- Individual intercom system
- Dedicated alarm system to each office
- Building-wide alarm system and CCTV security
- Flexible rolling contracts or longer-term lease options available
- Fully fitted communal kitchen with oven, microwave, fridge, plumbed water purification system, and all crockery and utensils provided
- Postal handling service, with mail received and securely held by the on-site admin team
- 24/7 access to the building
- Access to Ryan's Accountants meeting room facilities at £20 per hour, featuring high-spec conference cameras, 65-inch screens, boardroom table seating up to 10 guests and conference call facilities
- Separate Wi-Fi electricity metering, with tenants billed only for their own usage and no management charges applied

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. 100% Business Rates Relief may be available for qualifying occupiers. 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. **Interested parties are advised to qualify this directly with the Local Rating Authority (Bolton Council).**

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C(73). The certificate is valid until 27th May 2031. A full copy of the Report is available upon request.

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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.

Nathan Broughton | Graduate Surveyor

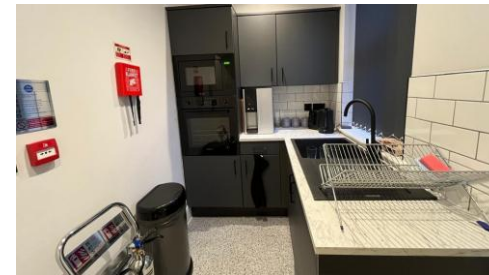
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