

To Let
Rental from £15.00 per sq ft
exclusive



High Specification Ground & First Floor Office Accommodation with On-Site Parking

207 - 4,796 SQ FT (19.23 - 445.55 SQ M)

📍 DEAKINS BUSINESS PARK, BLACKBURN ROAD, EGERTON, BOLTON, BL7 9RP

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Turner Westwell
Commercial Agents

KEY FEATURES

- High specification ground and first floor office accommodation
- Suites available from 207 sq ft
- Excellent on-site car parking facilities
- On-site café/dessert bar amenity
- Located within attractive village setting upon a 32-acre parkland development
- Conveniently located for Bolton, Blackburn and Darwen
- Pleasant working environment
- Open plan and flexible accommodation
- Ideal Head-Quarters offices
- New lease
- Rental from £15.00 per sq ft



LOCATION

Situated on Deakins Mill Way which links to the A666 via the Hall Coppice. The A666 (Blackburn Road) is one of the main arterial routes linking the major towns of Bolton and Blackburn. The business park is situated within Egerton, an attractive village within the northern area of the Metropolitan Borough of Bolton. The Business Park forms part of a mixed-use development, which also includes luxury townhouses and apartments and a café set within 32 acres of woodland. Deakins Park is centrally located, providing access to the M61, M66 and M65 Motorways.

Deakins Business Park benefits from a number of popular local amenities including:-

- Last Drop Village comprising health club, conference/meeting facilities
- Local shops, restaurants and public houses

The estate is located approximately 3 miles north of Bolton Town Centre and forms part of a larger mixed use development comprising town houses, apartments and on-site café.

Bromley Cross Railway Station, offering direct rail links to Manchester City Centre and Manchester Airport, is approximately 1.9 miles (5 minute drive) south east of the development.

DESCRIPTION

Deakins Business Park provides recently refurbished, high-quality office space within a prominent and well-established business park. Flexible suites ranging from 207 to 4,796 sq ft are available, making them ideal for start-ups, expanding companies and established small to medium-sized businesses.

Each office is fully fitted to a modern specification, featuring central heating, raised access floors, fitted kitchen areas and dedicated WC facilities. Tenants benefit from generous on-site parking, 24/7 access and a peaceful, landscaped parkland setting.

A subdivision of the largest floor is capable to suit smaller requirements from c.500 sq ft.

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 |
|-------------------------------------|--------|-------|
| Eagley House - Ground Floor (Front) | 83.80 | 902 |
| Ashworth House - First Floor | 19.23 | 207 |
| Dunscar House - First Floor | 445.55 | 4,796 |

SERVICES

We understand that all mains services are connected, including gas supply, water supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

LEASE TERMS & RENTAL

The available accommodation is available by way of a new Lease on Tenant's effective Full Repairing & Insuring lease, for a term of years to be agreed.

Rental - From £19.50 per sq ft exclusive (Rent on Application for First Floor Ashworth House suite - 207 sq ft).

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICE CHARGE

A service charge is levied by the Landlord to recover the cost of upkeep and maintenance of common estate areas. Further information is available on request.

LEGAL COSTS

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

EPC

Energy Performance Certificates (EPC's) have been commissioned and full copies of the reports are available on request.

BUSINESS RATES

The ground and first floor accommodation at Dunscar House will require re-assessment by the District Valuer. 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.

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.

Daniel Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

01257 441474 [✉ daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

Nathan Broughton | Graduate Surveyor

BSc (Hons)

01257 441474 [✉ nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)



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