



To Let - Flexible Office Accommodation With On Site Car Parking

Halcyon House, 20 Chorley New Road, Bolton, BL1 4AP

177 ft² (16.44 m²)

- All Inclusive Rent
- On site parking
- Onsite CCTV
- Video Intercom System
- Modern and flexible office accommodation
- Prominent location on Chorley New Road
- Individually Alarmed Rooms
- Super-Fast Broadband 350 mbps

Description

Halcyon House is located on a prominent and prestigious location on Chorley New Road and is home to a range of professional business clientele. The property has been recently renovated and now boasts fully networked CAT 5 cabling throughout, supporting super-fast broadband for all occupants. In addition to the modern accommodation, each suite is privately secured by combination door locks as well as individually alarmed rooms and building wide CCTV. There is an on-site building manager for any and all assistance required. In addition, there are communal facilities including a breakout space for use for meetings or for guests as they arrive at the building. There is also a basement available free of charge should additional storage be required.

Only one available second floor suite benefiting from allocated on-site parking with additional parking available to the front of the building on Chorley New Road or to the rear on Park Hill Street.

Offered on an inclusive basis with flexible terms, this historic Victorian detached building has many original features yet is modern throughout and recently fitted with latest technologies.

There are two kitchens, four washrooms and a staff/lounge room area.

Suite 6 - 1 parking space

Location

The property is situated to the west of Bolton Town Centre along the prestigious Chorley New Road, a traditional and well established office location for a mix of professional occupiers and local businesses.

The property has excellent transport links, with Chorley New Road, providing access to both Bolton Town Centre and the A(666) St Peters Way and Junction 5 or 6 of the M61 Motorway.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we calculate the following floor areas:

Suite 6 - 177 ft²

Rent and Lease Terms

All inclusive rental figures which includes rent, service charge and utilities of £375 per calendar month for Suite 6.

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

Occupiers can apply for small business rate relief direct with the rating department at Bolton MBC

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

TEL: 01204 221030

EMAIL: info@fletchercre.co.uk

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