



Grade A Offices To Let – With on site parking

Dunscar House Deakins Business Park, Egerton, Bolton, BL7 9RP

780 - 5,000 ft² (72.46 - 464.5 m²)

- Self contained offices. Various suites available
- High specification fit out
- Full fitted ready for immediate occupation
- Ample on site car parking
- Situated in 32 Acres of Woodland
- On Site Café
- Under new management
- Good transport links

Description

Deakins Business Park offers recently refurbished, high-specification office accommodation in a prominent and well-established business park setting. Flexible suites are available from 780 - 5,000 sq ft, making the space ideal for start-ups, growing businesses, and established small to medium-sized enterprises.

Each office is fully fitted and benefits from modern finishes, including air conditioning, raised access floors, fitted kitchen areas, and dedicated WC facilities. Occupiers also enjoy generous on-site parking, 24/7 access, within a tranquil, landscaped environment in a Parkland setting with on-site café creating a practical and professional working environment.

Location

Situated in the attractive village of Egerton, accessed via A666 Blackburn Road, Deakins Business Park enjoys a scenic yet convenient location. The site is part of a 32-acre mixed-use development, incorporating luxury residential units and natural woodland. Deakins Business Park is strategically located on the A666 (Blackburn Road), approximately 3 miles north of Bolton Town Centre, providing direct access to:

Local amenities within close proximity include:

Last Drop Village - offering a health club, hotel, and conference facilities

Local shops, restaurants, and traditional pubs

Dunscar and Turton Golf Clubs

On-site café within the business park

M61 and M60 motorways, M65 motorway (6 miles north)

Bromley Cross railway station, offering direct rail links to Manchester City Centre and Manchester Airport

Accommodation

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

Dunscar House - 1st Floor 5,000 sq ft

Dunscar House ground Floor 2,000 sq ft

Eagley House - 780 sq ft

Rent and Lease Terms

Suites from £15.00 per sq ft exclusive of all other outgoings.

A service charge will be payable – further information can be provided upon request.

The suites will be held on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable at the prevailing rate

Business Rates

Business Rates will be applicable, further information can be provided upon request.

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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info@fletchercre.co.uk

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