

TO LET

HIGH QUALITY MANAGED MEDICAL / OFFICE SUITES - FROM 10.68 SQ M (115 SQ FT) TO 37.06 SQ M (399 SQ FT)



- ◆ High Quality Managed Office Accommodation
- ◆ Immediate Occupation Available June/July target for completion of refurbishment works
- ◆ Competitive Rental Package
- ◆ Super fast Fibre Broadband provided within rental
- ◆ Hosted telephony for immediate connection/occupation
- ◆ Attractive Grade II listed building
- ◆ All Inclusive Rentals—No VAT payable
- ◆ On site Meeting Room
- ◆ Prestigious building in Westhoughton Town Centre
- ◆ On Public Transport Route
- ◆ Cost Certainty for Tenant

112 Market Street, Westhoughton, Bolton, BL5 3AZ

LOCATION

Located in a prominent position within Westhoughton Town Centre fronting Market Street, at its junction with Church Street. The property is on a public transport route and is within a 5 minute walk from Westhoughton Train Station on Church Street. Connectivity to Bolton and Manchester is therefore within 10 and 20 minutes respectively.

DESCRIPTION

The subject property comprises a substantial and very attractive Grade II Listed semi-detached office building of traditional construction dating from the Victorian Era. The premises have undergone a comprehensive refurbishment programme and provide high quality managed office accommodation, including separate male and female WC, disabled WC's and communal kitchen facility.

Internally, the available accommodation is arranged over ground and first floor levels, and consists of a number of individual office suites ranging from 10.68 sq m (115 sq ft) to 37.06 sq m (399 sq ft), or a combination of, to suit larger requirements.

There is on-site meeting room facilities available for use by all Tenants on a prior booking basis.

SERVICES PROVIDED/INCLUDED WITHIN PACKAGE

- ◆ Nearby car parking included
 - ◆ 24 hour access
 - ◆ Heating costs
 - ◆ Electricity costs
 - ◆ Business Rates
 - ◆ Super fast 300 Mbs Virgin Fibre Internet (including WiFi connectivity)
 - ◆ Immediate occupation available
 - ◆ Hosted telephony system for immediate occupation/connectivity
 - ◆ CCTV security on-site
 - ◆ Waste paper recycling
 - ◆ Building insurance cost
 - ◆ Water costs
 - ◆ Cleaning of common areas
 - ◆ Landscaping
 - ◆ Kitchenette facilities with free tea and coffee
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ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we have calculated the following internal areas:-

	<u>SQ M</u>	<u>SQ FT</u>	<u>DESKS PER SPACE (Furniture/Desks not included)</u>	
<u>Ground Floor</u>				
Suite A:	15.30	165	2	
Suite B:	11.28	121	2	
Suite C:	37.06	399	6	
Suite D:	12.04	130	2	
<u>First Floor</u>				
Suite F:	27.75	299	4	
Suite G:	10.74	116	2	
Suite H:	22.09	238	3	
Suite I:	11.78	127	2	
Suite J:	19.62	211	3	UNDER OFFER

*Note: The “desks per space” is intended to give prospective occupiers an idea on how many people each office may comfortably accommodate.

BUSINESS RATES

Included within the rental

TENURE/LEASE TERMS

The office suites are available by way of an All Inclusive rental on a flexible Licence Agreement, for a minimum term of 12 months.

Rent on Application.

Immediate occupation is available.

VAT

VAT is not applicable upon the rental.

EPC

A copy of the EPC can be made available on request

LEGAL COSTS

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

VIEWING

Strictly by appointment with agents, LAMB & SWIFT COMMERCIAL.

Contact: Daniel Westwell or Andrew Kerr

Telephone: 01204 522 275

Email: dwestwell@lambandswift.com or akerr@lambandswift.com

Website: www.lambandswift.com

Or

LITTLER & ASSOCIATES

Contact: Andrew Littler or Alison McKee or Tracy Myers

Telephone: 01942 252 803 or 0161 237 1873

Email: andrew@littlerandassociates.co.uk or

alison@littlerandassociates.co.uk

or tracy@littlerandassociates.co.uk



Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give 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 Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

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