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**293A DARWEN ROAD, BROMLEY CROSS, BOLTON,
BL7 9BT**



- Recently refurbished first floor office
- Ready to move your business into
- In the heart of Bromley Cross, BL7
- Circa 635sqft/59sq ms, stylish kitchen
- Wonderful views to the rear
- Close to Bromley Cross train station
- New air conditioning, electrics, lights
- 24 data/telephone points in 2 offices



Annual Rental Of £8,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT

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A recently professionally refurbished and offered to let in ready to move into condition is this fabulous first floor, self contained office situated in the heart of Bromley Cross Village to the north of Bolton, BL7. Bromley cross railway station is just a short walk away as are popular restaurants, pubs, shops, medical facilities, schools, and some beautiful local countryside. In fact to the rear of the property, the offices enjoy wonderful views, over the green space and children's Park to the rear and towards Winter Hill in the distance. During 2024, a significant renovation program has been completed, incorporating; separate air-conditioning systems (both hot and cold) to both offices, a beautiful kitchen with solid slate style work surfaces, new electrics, a new alarm, new flooring, new lighting, the creation addition of separate ladies and gentlemen's WC facilities, new decorations and new blinds. In short, the self contained office is perfect to just move straight into. The overall square footage extends to around 635/59square meters, with a sizable open plan office space to the front, complete with numerous sockets and 16 data/telephone points, there is a separate office to the rear which enjoys the views. This has eight data/telephone points. The kitchen has been professionally fitted with matching drawers, base and wall cabinets with quality work surfaces the standard of which are most often found in an executive home, rather than an office. This is a rare opportunity to rent such superbly presented and ready to move into office space in the heart of Bromley Cross. At the time of writing the landlord would not consider a lease period of less than three years, but all conversations and suggestions are welcome. A viewing is essential to appreciate all that is on offer, in the first instance there is a walk through viewing video available to watch, and then a personal inspection can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281, emailing; lettings@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Open plan office: 37' 4" x 15' 2" (11.39m x 4.627m) This is measured at maximum points, 2 uPVC windows with fitted blinds to the front, a total of 16 data/telephone points, a plethora of sockets, quality lighting, neutral decorations and air-conditioning unit provides heat and cool air. This measurement includes the kitchen.

Kitchen: The kitchen is finished in high-quality work surfaces, there are matching drawers, base and wall cabinets, and a fridge is provided for tenants by the landlord.

Office: 10' 9" x 15' 3" (3.288m x 4.639m) 2 uPVC windows to the rear with fitted blinds through which the wonderful views over the park and beyond towards Winter Hill can be enjoyed. There are eight data/telephone points in this room and a plethora of sockets, there is also a separate air-conditioning unit for that office.

Washrooms: There are two separate WC, washrooms each with brand-new dual flush WC and pedestal wash hand basins.

Business rates: The office is due to be valued by Bolton Council in due course, however the combined previous rateable value was £5225

EPC Rating D

Lease Term: We understand the landlord is looking for a 3 year lease minimum but the landlord is open to negotiations.

Credit Check Fee: If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Viewings All viewings are by advanced appointment with Cardwells Commercial Agents, Bolton, 01204 381281 or via lettings@cardwells.co.uk

