

**THE ANGLEZARK OFFICE SUITE, THE OLD MILL HOUSE
DEAKINS PARK, BLACKBURN ROAD, EGERTON, BL7 9RP**



- EXCLUSIVE FULLY MANAGED OFFICE SUITE
- RENT ALL INCLUSIVE OF UTILITIES
- SHARED KITCHEN & TOILET FACILITIES
- PRESTIGIOUS EGERTON BUSINESS CENTRE
- EXCLUSIVE, SAFE, SPACE
- FREE ON SITE CAR PARKING FACILITIES
- GREAT ADDRESS FOR PR & MARKETING
- MINIMUM TERM IS 12 MONTHS



Monthly Rental Of £400

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell & R.W. Thompson.



The Anglezark Office Suite is part of the prestigious Egerton Business Centre, within the beautiful stone Old Mill House building which is part of the much admired Deakins Park development in Egerton, Bolton, BL7. The fixed monthly rent is fully inclusive of utility costs (electricity, lighting and heating) and also, very importantly, "super fast" internet. There are no additional maintenance, management or janitorial charges payable. This should give you reassurance that with your fixed monthly rent there are no hidden surprises, allowing you to focus on your business. Egerton Business Centre is located within a beautiful stone building with grand archway entrance into the welcoming reception area. It is part of the much admired Deakins Park development, in Egerton.

The setting is wonderful, being with around 32 acres of woodlands and countryside. Eagley Brook runs nearby and the waterfall can be seen from a viewing point which could be an ideal location to enjoy lunch within the estate grounds. This beautiful countryside and woodland nearby which helps create this wonderful environment which is juxtaposed with modern professional business facilities and free on site car parking facilities for you and your visiting customers. This is a wonderful setting for professional work and a grand business address, perhaps with PR and marketing in mind.

There are superb every day amenities within, including; restaurants (Ciao Baby, Cibo, Thomas Egerton etc) sports clubs (Delph Sailing Club, Dunscair Golf Club, and The Last Drop Village), the wonderful Rainy's is just a short walk away within Deakins Park and there are superb transport links near by with A666 being on hand for road travel, while Bromley Cross railway station is within easy reach which directly serves; Manchester, Salford, Bolton and Blackburn.

The Anglezark is a secure, fully managed office which has is well appointed throughout and is ready to move into right away. It is a wonderful professional space from which to operate your business. If you need more space, then the addition of a second office suite would also be considered, by our clients, (if available at the time). Importantly Deakins Park offers fantastic car parking facilities across various areas of the grounds. There are shared reception, kitchen and bathroom facilities.

No pets are allowed to be brought into the workplace (except support animals of course) and each tenancy will require one months rent paying as a deposit. There is a walk through viewing video available to watch in the first instance, then a personal viewing appointment can be arranged by calling; Cardwells Commercial Estate Agents Bolton on 01204381281, emailing: bolton@cardwells.co.uk or via visiting: www.cardwells.co.uk

Office Suite 13' 8" x 9' 5" (4.154m x 2.872m) Recently decorated, carpeted, radiator, Cat 5e cabling points, high speed internet, motion sensor LED lighting.

Deposit One months rent up front

Lease Term The lease term is negotiable but a minimum of 12 months and can be discussed on application.

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

Thinking of selling or Letting a property? If you are thinking of Selling or Letting a property, perhaps Cardwells Estate Agents can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us on 01204 381281 or email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Commercial Estate Agents Bolton or any staff member in any way as being functional or regulation compliant. Cardwells Commercial Estate Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Commercial Estate Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

