

To Let



# High Specification Ground Floor Office

6,175 SQ FT (573.66 SQ M)

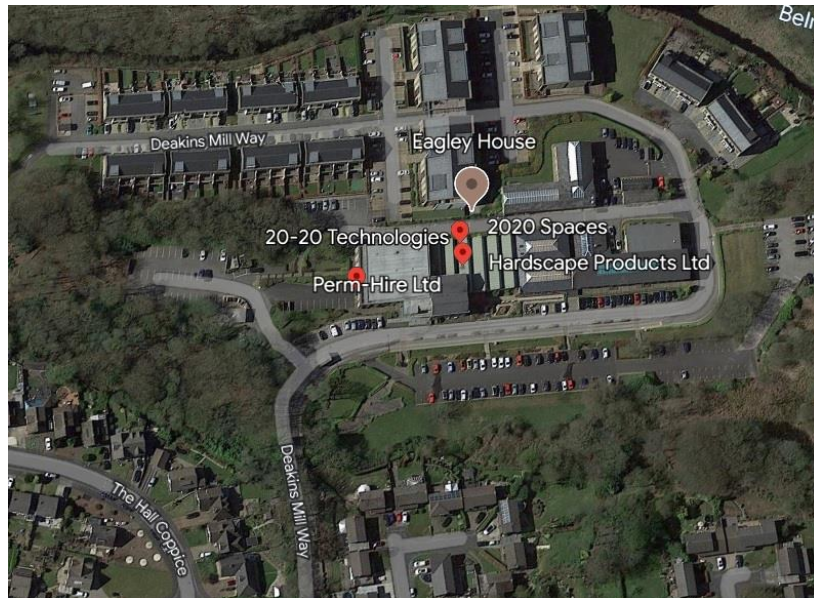
📍 A11 EAGLEY HOUSE, DEAKINS BUSINESS PARK, EGERTON, BOLTON, BL7 9RP

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High specification ground floor office suite
- 24 on-site car parking spaces
- Onsite café/dessert bar amenity
- Located within attractive Village setting
- Pleasant working environment
- Open plan and flexible accommodation
- Ideal Head-Quarters offices



## LOCATION

Situated on Deakins Mill Way which links to the A666 via the Hall Coppice. The A666 (Blackburn Road) is one of the main arterial routes linking the major towns of Bolton and Blackburn. The business park is situated within Egerton, an attractive village within the northern area of the Metropolitan Borough of Bolton. The Business Park forms part of a mixed-use development, which also includes luxury townhouses and apartments and a café set within 32 acres of woodland. Deakins Park is centrally located, providing access to the M61, M66 and M65 Motorways. Deakins Business Park benefits from a number of popular local amenities including:-

- Last Drop Village comprising health club, conference/meeting facilities
- Local shops, restaurants and public houses
- On-site café

The estate is located approximately 3 miles north of Bolton town centre, and forms part of a larger mixed use development comprising town houses, apartments and on-site café.

## DESCRIPTION

Deakins Business Park provides for superb self-contained office accommodation, situated upon a strategically located and high specification office development, set within an attractive parkland location on 32-acre mixed use development. The offices are situated on the ground floor, providing self-contained accommodation and benefitting from air conditioning, raised floors and energy efficient LED lighting.

A11 has its own kitchen, breakout and WC facilities. The accommodation itself is majority open-plan, providing a level of flexibility, together with a number of high quality glazed partitioned, private meeting rooms / offices and a large boardroom facility. Access is gained via an impressive reception area including visitor waiting area.

The suite comes with 24 allocated car parking spaces and benefits from an onsite café/dessert bar amenity.

Eagley House would present an ideal Head-Quarters office opportunity for a well-established local, regional or national occupier.

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit A11	573.56	6,174

### SERVICES

We understand that all mains services are connected to the office suite, including gas supply, water supply, and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

### SERVICE CHARGE

A service charge is levied by the Landlord to recover the cost of upkeep and maintenance of common estate areas. Further information is available on request.

### BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property is assessed, as a whole, with A12 Eagley House and has a Rateable Value of £109,000, with effect from 1st April 2023. If the units are let separately, then they will be reassessed individually by the District Valuer.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.



## LEASE TERMS

The property is available by way of a new Lease on Tenant's effective Full Repairing & Insuring terms, subject to Service Charge.

## RENTAL

The rent is £75,000 per annum inclusive. VAT may be applicable and if so, will be charged at the prevailing rate.

## LEGAL COSTS

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

## EPC

The property has an current Energy Efficiency Rating of D(88). The certificate is valid until 29th May 2033. A full copy of the Report is available upon request.

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## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

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