

To Let
Parking for 6 vehicles



High Quality First Floor Office Accommodation

1,530 SQ FT (142.14 SQ M)

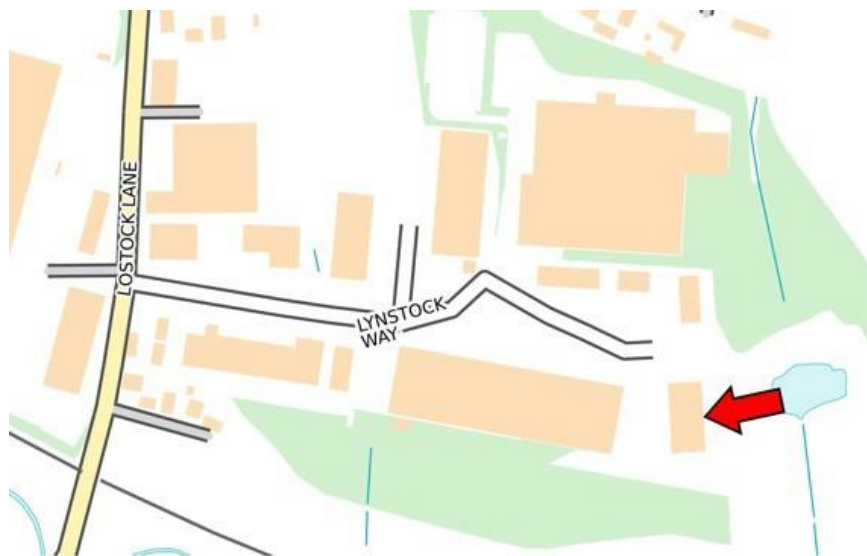
📍 FIRST FLOOR, UNIT F, LOSTOCK OFFICE PARK, LYNSTOCK WAY, LOSTOCK, BOLTON, BL6 4SA

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality well equipped office accommodation with semi-rural aspect
- First floor suite with pleasant views at the rear
- Flexible open-plan accommodation
- Excellent location, close to Middlebrook Retail Park
- Convenient access to Junction 6 of the M61 motorway
- Secure estate with electronic barrier entry system
- Fully glazed entrance
- Passenger lift serving first floor accommodation
- Male/female and accessible WCs
- Shared kitchen facilities
- Private parking for 6 vehicles
- New lease
- £16,500 per annum exclusive



LOCATION

The subject property is located on the popular and established Lynstock Way, which is accessed from Lostock Lane, which in-turn links to De Havilland Way. De Havilland Way is a major thoroughfare which connects direct to the M61 motorway at Junction 6 and thereafter the National Motorway Network.

The immediate area is a well-established, mixed-use area incorporating industrial, distribution, office and now residential uses. Nearby occupiers include Cohen's, Northgate Vehicle Hire, Greenhalgh's Craft Bakery and Gresham's Office Furniture.

Middlebrook Retail Park is located less than 0.5 miles from the subject property, whilst Horwich Parkway Train Station is approximately 1 mile west. Nearby town centres include Westhoughton, Horwich, Blackrod and Bolton, whilst Manchester City Centre is situated 15 miles south east.

DESCRIPTION

Comprising a high quality two-storey modern office building of traditional construction set beneath a pitched and tiled roof covering, incorporating feature glazed front elevation.

The available accommodation is situated at first floor and benefits from both staircase access and passenger lift access from ground floor.

The suite is well presented providing for flexible, open-plan configuration with pleasant views over woodlands at the rear.

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
First Floor	142.14	1,530

SPECIFICATION

The accommodation is finished to a high specification to include the following:

- Perimeter trunking
- Fully glazed entrance area with glazed canopy
- Lift access to and from first floor
- DDA compliant
- Suspended ceiling with cat II G3 lighting
- Contract quality floor tile carpets
- Tiled core areas
- Shared male/female and disabled person WC facilities
- Shared integrated kitchen with Quooker tap
- 6 car parking spaces
- Secure site with electronic barrier entry system

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£16,500 per annum exclusive.

BUSINESS RATES

The property was previously occupied and rated for Business Rates purposes as a whole. The first floor will therefore require re-assessment by the District Valuer on occupation. Interested parties are advised to make their own enquiries direct with the Local Rating Authority (Bolton Council).

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied to recover the cost of common site management, security, maintenance and general upkeep. The service charge is presently running at £2.60 per sq ft, plus VAT. Further information available on request.

EPC

The property has an current Energy Efficiency Rating of B(38). The certificate is valid until 4th July 2031. A full copy of the Report is available upon request.

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B

38 B

VIEWINGS

Strictly by appointment with the Joint Agents.



Daniel Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

07919 414752 daniel.westwell@turnerwestwell.co.uk



Martin Stringer | Director

0161 877 1660 martin@madisoncommercial.co.uk



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