

# TO LET

**FIRST FLOOR SELF-CONTAINED OFFICE  
ACCOMMODATION**  
43.19 SQ M (465 SQ FT)

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**UNIT 2a**  
**DUNSCAR BUSINESS PARK**  
**BLACKBURN ROAD**  
**DUNSCAR**  
**BOLTON**  
**BL7 9PQ**

**£7,500**  
Per annum

- Presented to a high standard
- Open plan space with the option to separate the board room off with a sliding partition.
- May suit alternative uses STPP
- Located on well-established Business Park
- Energy efficient lighting and heating
- On site CCTV
- Ample on-site car parking
- Excellent mix of Tenants on site
- Pleasant working environment
- £7,500 per annum



## LOCATION

Dunscair Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscair, which is located approximately 4 miles north of Bolton town centre, with access to the National Motorway Network via St Peters Way, which is within easy reach.

In the local area, there are the semi-rural suburbs of Egerton, Bromley Cross and Eagley.

## DESCRIPTION

The subject property comprises a well-proportioned self-contained office unit located at first floor level. The property is of stone construction with a tiled roof covering, incorporating velux roof lights.

The offices benefit from perimeter cable trunking with power sockets and includes carpeted flooring, gas fired central heating and a suspend ceiling with inset LED tiled lighting.

The accommodation is open plan, could be divided by way of a sliding partition to provide for a meeting room.

There is a fitted kitchen and both male and female WC's.

The premises benefit from a security alarm system and fire alarm system.

## ACCOMMODATION

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

SQ M	SQ FT
43.19	465

## LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 5 years. The rental is £7,500 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied to recover the cost of common site maintenance and landscaping. Further information available on request.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,900 from 1st April 2023.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

## SERVICES

The mains services connected to the property to include water, gas, electricity supply and mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

## EPC

Energy Performance Asset Rating: C (75)

Unit 2A, Dunscair Industrial Estate Blackburn Road Egerton BOLTON BL7 9PQ	Energy rating <b>C</b>
Valid until 23 September 2029	Certificate number 0190-2312-2730-7000-7103

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

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