

# TO LET

**GROUND FLOOR OFFICE PREMISES**

**95.50 SQ M (1,028 SQ FT)**

**Lamb & Swift**  
Commercial Property

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



**UNIT 13  
DUNSCAR BUSINESS PARK  
BLACKBURN ROAD  
DUNSCAR  
BOLTON  
BL7 9PQ**

**£12,000**

**Per annum**

- Well-presented office accommodation
- Ample on-site car parking
- Arranged across ground floor only
- Excellent mix of Tenants on site
- Located on well-established Business Park
- Pleasant working environment
- Majority open plan accommodation
- £12,000 per annum
- On site CCTV



### LOCATION

Dunscar Business Park is both prominently and conveniently located upon Blackburn Road (A666) in Dunscar, 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

Comprising a well-proportioned self-contained office premises arranged across ground floor only.

The accommodation is majority open plan with the addition of a good size board room, kitchen and both male and female WC's.

The finish is of a high standard, including carpet floor surfaces, plaster painted walls, suspended ceilings with inset tiled LED lighting panels and perimeter trunking providing for additional power sockets and communications.

### ACCOMMODATION

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

SQ M	SQ FT
95.50	1,028

### LEASE TERMS & RENTAL

Available by way of a new Full Repairing & Insuring Lease for a minimum term of 5 years. The rental is £12,000 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 £11,000 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

Unit 13 Dunscar Industrial Estate Blackburn Road BOLTON BL7 9PQ	Energy rating <b>D</b>
Valid until 23 June 2030	Certificate number 2564-3076-0107-0100-4921

Energy Performance Asset Rating: D (96)

### 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.

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