

TO LET

GOOD QUALITY PROFESSIONAL OFFICE/CONSULTING ROOMS

Lamb & Swift
Commercial Property

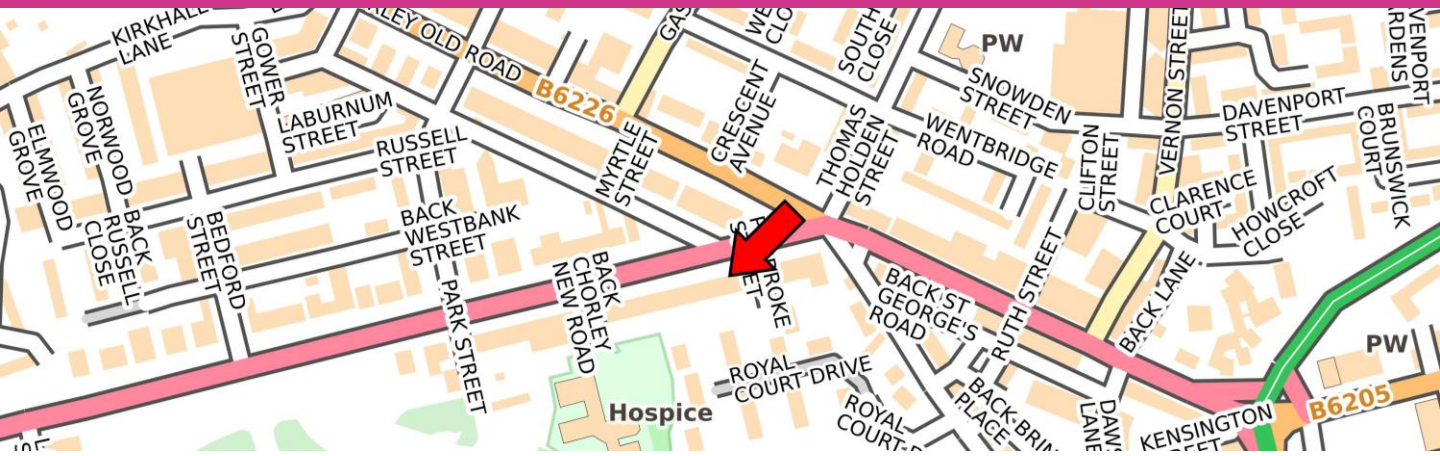
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MICHIGAN HOUSE
17-19 CHORLEY NEW ROAD
BOLTON
BL1 4QR

From
£3,300
Per annum

- Ground and first floor office and consulting rooms
- Prestigious and popular office location
- Situated amongst other professional occupiers such as lawyers, architects, accountants etc.,.
- All inclusive rental providing cost certainty
- Immediate occupation available
- Rents from £3,300 per annum/£275 per month
- Inclusive of free car parking at the rear



LOCATION

The subject property is located within a prestigious and professional office location with nearby occupiers including well established local Solicitors, Accountants and Architects. The property itself is situated prominently upon Chorley New Road (A673) close to its junction with Chorley Old Road (B6226) and St Georges Road (A673) on a direct public transport route in and out of Bolton town centre. Bolton town centre is approximately 0.5 miles south east and is within walking distance, as is David Lloyds Leisure Centre.

DESCRIPTION

Michigan House comprises a prestigious, mid-terraced garden fronted period office building of traditional construction and set beneath a pitched and slated roof covering.

Internally, the general accommodation is arranged over ground floor and first floor and consists of a number of well presented individual office suites. There are 4 suites available, 2 to the ground floor and 2 to the first floor.

The rental is inclusive of reception service, heating, lighting, water, business rates, and the cost of cleaning of common office areas such as hallways, WCs and kitchen. There is an on-site meeting room available on a prior booking basis. Free car parking is also included at the rear.

The tenant is to organise and pay for their own internet and telephone connectivity.

SPECIFICATION

- 24 hour access
- Gas fired central heating
- On-site meeting room (available on a prior booking basis)
- Immediate occupation
- Free car parking at the rear

ACCOMMODATION

DESCRIPTION	NO OF PEOPLE
Office 3	1 to 2 People
Office 6	1 to 2 People
Office 7	3 to 4 People

LEASE TERMS & RENTAL

The office suites are available by way of an all inclusive rental by way of a flexible Licence Agreement, for a minimum term of 6 months.

RENTAL

Office 3:	£3,300 per annum inclusive
Office 6:	£3,300 per annum inclusive
Office 7:	£4,800 per annum inclusive

If Office 3 and Office 6 are both let together the joint rental would be £500 per month—£6,000 per annum inclusive.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

BUSINESS RATES

The Business Rates are included within the rental to provide cost certainty to the tenant.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

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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