



To Let Office suite with on site parking

Rockfield House , 512 Darwen Road, Bromley Cross, Bolton, BL7 9DX

317 ft² (29.45 m²)

- On site Parking
- All inclusive rents
- Open plan offices
- Communal kitchen area
- Flexible terms available
- Popular Location

Description

Rockfield House is a popular and large business centre comprising a variety of offices located on the prominent position on Darwen Road, in the desirable area of Bromley Cross, Bolton.

The subject property provides an open plan ground floor office suite which is carpeted, suspended ceiling, fluorescent strip lighting, perimeter trunking, double glazing and gas central heating. It has a communal kitchen area and male and female W.C.s. The property also has a large car parking for up to 15 vehicles.

Location

The subject property is situated on Darwen Road, which links Bromley Cross with Egerton and Bradshaw, also the A666, which provides access to both Blackburn and Bolton town centres, as well as Bradshaw Road, (A676), which links Bury and Ramsbottom, and Bolton town centre.

Both roads ultimately provide access to the regional motorway network. The subject premises are surrounded by a mix of retail and residential occupiers.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA)

Suite 4 - 29.45 m² (317 ft²)

Rent and Lease Terms

Suite 4 - £500.00 Per Calendar Month, inclusive of all outgoing, except for Business Rates, payable monthly in advance.

The lease is for a minimum term of 12 months.

A deposit equivalent to one months rent will also be required.

Planning Use

Use class E offices

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable

Business Rates

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

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