



## To Let - Flexible Office Accommodation With On Site Car Parking

**Halcyon House, 20 Chorley New Road, Bolton, North West, BL1 4AP**

**170 ft<sup>2</sup> (15.79 m<sup>2</sup>)**

- All Inclusive Rent
- On site parking
- Onsite CCTV
- Video Intercom System
- Modern and flexible office accommodation
- Prominent location on Chorley New Road
- Individually Alarmed Rooms
- Super-Fast Broadband 350 mbps

## Description

Halcyon House is located on a prominent and prestigious location on Chorley New Road and is home to a range of professional business clientele. The property has been recently renovated and now boasts fully networked CAT 5 cabling throughout, supporting super-fast broadband for all occupants. In addition to the modern accommodation, each suite is privately secured by combination door locks as well as individually alarmed rooms and building wide CCTV. There is an on-site building manager for any and all assistance required. In addition, there are communal facilities including a breakout space for use for meetings or for guests as they arrive at the building. There is also a basement available free of charge should additional storage be required.

One available ground floor suite benefiting from allocated on-site parking with additional parking available to the front of the building on Chorley New Road or to the rear on Park Hill Street.

Offered on an inclusive basis with flexible terms, this historic Victorian detached building has many original features yet is modern throughout and recently fitted with latest technologies.

There are two kitchens, four washrooms and a staff/lounge room area.

Suite 2 - 1 parking space

## Location

The property is situated to the west of Bolton Town Centre along the prestigious Chorley New Road, a traditional and well established office location for a mix of professional occupiers and local businesses.

The property has excellent transport links, with Chorley New Road, providing access to both Bolton Town Centre and the A(666) St Peters Way and Junction 5 or 6 of the M61 Motorway.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we calculate the following floor areas:

Suite 2 - 170 ft2

## Rent & Lease Terms

All inclusive rental figures which includes rent, service charge and utilities of £450 per calendar month for Suite 2.

## Rent

£450.00 Per Calendar Month

## Planning Use

Use Class E

## EPC

A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

The business rates are included in the annual rental

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
Mrs Kim Fletcher  
01204 221030  
kim.fletcher@fletchercre.co.uk

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