



To Let - Flexible Office Accommodation

Hamill House, 112-116 Chorley New Road, Bolton, North West, BL1 4DH

151 - 290 ft² (14.03 - 26.94 m²)

- Modern and flexible office accommodation
- Prominent location on Chorley New Road
- Meeting Rooms
- Reception Area
- Main Public Transport Route
- Close To Bolton Town Centre
- 24 hour access

Description

Hamill House is located on a prominent and prestigious location on Chorley New Road and is home to a range of professional business clientele.

The welcoming reception area is designed to be unbranded, offering that all important first impression for your clients and visitors where they will be greeted by the professional onsite receptionist.

Fully furnished modern offices, with high-speed broadband and VOIP technologies and 24 hour access to the building along with a shared kitchen these offices are simply ready to move into!

Including in your monthly rental is business rates, all utilities, weekly office cleaning and the use of the meeting room free for 8 hours each month, additional usage is available at a charge, there is also a break out area for lunch. Hamill House can also offer on-site parking for staff and visitors.

Viewing highly recommended.

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

Suite 12 (First floor overlooking rear car park) 248 sq ft - £826 PM + VAT

Suite 9B (First floor overlooking front garden) 151 sq ft - £775 PM + VAT

Suite 20 (Basement floor) 290 sq ft - £990 PM + VAT

Tenure & Lease Terms

A new full repairing and insuring lease for a term to be agreed.

Rent

From £775.00 - £990.00 Per Calendar Month

Planning Use

Use Class E

EPC

A copy of the EPC is available on request.

VAT

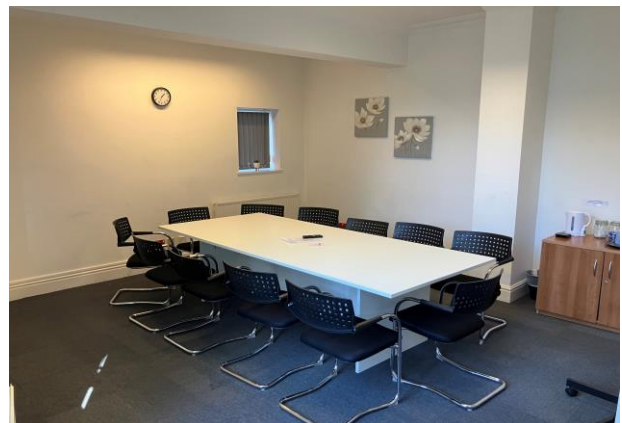
VAT is applicable at the prevailing rate

Business Rates

Included in your rent.

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
Kim Fletcher
01204 221 030
kim.fletcher@fletchercre.co.uk



Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.



