



## To Let - Flexible Office Accommodation

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

**151 - 290 ft<sup>2</sup> (14.03 - 26.94 m<sup>2</sup>)**

- 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

## 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

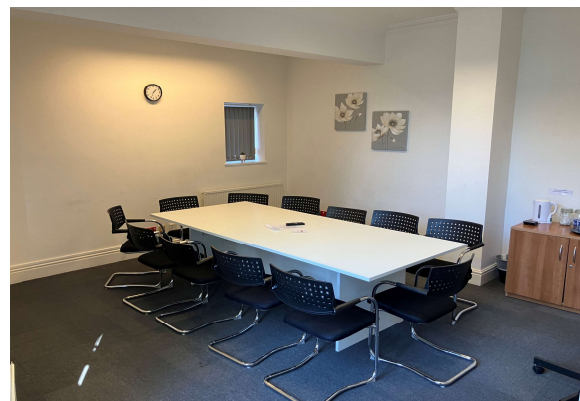
VAT is applicable at the prevailing rate

## 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](mailto:kim.fletcher@fletchercre.co.uk)



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