

OFFICES

TO LET

SUITES WITHIN HIGH SPECIFICATION OFFICE DEVELOPMENT

SUITES AVAILABLE FROM 1,764 SQ.FT.

- **AMPLE ON SITE PARKING**
- **ATTRACTIVE PARKLAND LOCATION**
 - **ON SITE CAFÉ**
- **CONVENIENTLY LOCATED FOR BOLTON AND BLACKBURN**



DEAKINS BUSINESS PARK
DEAKINS MILL WAY
EGERTON
BOLTON
BL7 9RP

LOCATION

Situated on Deakins Mill Way which links to the A666 via the Hall Coppice. The A666 (Blackburn Road) is one of the main arterial routes linking the major towns of Bolton and Blackburn.

The Business Park is situated within Egerton an attractive village within the northern area of the Metropolitan Borough of Bolton.

The Business Park forms part of a mixed use development which also includes luxury townhouses and apartments and a café set within 32 acres of woodland. The Business Park is centrally located providing access to both the M61, M66 and M65.

DESCRIPTION

Deakins Business Park provides self contained office accommodation within a high specification office development.

The offices are self contained and fully fitted and many benefitting from air conditioning, raised floors, their own kitchen and w.c. facilities.

Within the site there is ample parking with a café on site also providing an added amenity.

AVAILABLE SUITES

Unit A10a	260 sq.m.	2,794 sq.ft.
Unit A13	164 sq.m.	1,764 sq.ft.

All areas quoted are net internal.

SERVICES

Units are self contained and metered via a landlord's supply for services.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The available suites have the following rateable values we are verbally informed by the Local Authority.

Unit 10a	£26,000
Unit 13	TBC

LEASE TERMS

The suites are available on effective full repairing and insuring leases for a term of years to be agreed incorporating rent reviews at appropriate intervals.

RENTALS

Unit A10a	£30,000 p.a.
Unit A13	£22,000 p.a.

SERVICE CHARGE

A service charge is levied on all the occupiers within the Business Park to cover management and maintenance of the common areas. Details upon request.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH TREVOR DAWSON LIMITED, 120 BARK STREET, BOLTON, BB1 2AX OR JOINT AGENTS MATTHEWS & GOODMAN, FAO DAVID LAWS/STEVE BRITTLE, 0161 839 5515.

