

Madison Commercial

Commercial Property Consultants

TO LET

HIGH QUALITY 2-STOREY OFFICES
WITH 12 CAR SPACES

UNIT F, LOSTOCK OFFICE PARK, LYNSTOCK
WAY, LOSTOCK, BOLTON BL6 4SA

3,030 ft² (281 m²)



Situation:

Lostock Office Park is a modern purpose-built development of offices located at the end of Lynstock Way adjoining open countryside and the Regent Golf Course. The development lies close to the Macron Stadium and Middlebrook Retail / Leisure Park.

The estate has attracted occupiers such as Edwards, MWS (UK) Ltd, Seneca Banking and Landmark Group. Lostock/Horwich rail stations are nearby and Junction 6 of the M61 is located 1.4 miles to the south. Bolton town centre is approx 4.3 miles to the east. Sat Nav location is BL6 4SA.

Tel: 0161 877 1660

Description:

Lostock Office Park provides modern, high quality, self-contained 2-storey office buildings within an attractive environment close to a site of scientific interest and overlooking the Regent Golf Course and Nature area.

Unit F is a self-contained building with the following specification:

Perimeter trunking
Suspended ceiling with Cat II LG3 lighting
Carpeting to offices and tiled core areas
DDA compliant
12 car spaces
Male/female/disabled WC's
Fully glazed entrance area with glazed canopy

Terms:

New full repairing and insuring lease of negotiable length. The rental is quoted exclusive of rates and VAT.

Rates:

Unit F has a Rateable Value of £19,250 within the current Valuation List, producing payable rates of £9,606 for 2020/2021. 12 car parking spaces are separately assessed at a combined Rateable Value of £3,000 (payable rates of £1,497). Please check the figures with Bolton MBC to verify the details provided.

Total Floor Area	3,030 ft ² (281 m ²)
Rates	GBP 11,103 p/a
Rental	GBP 28,785 p/a

Viewing:

By appointment with Madison Commercial: 0161-877 1660 or via the joint agents, Lamb & Swift and Edwards & Co.

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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