

# TO LET BOLTON

[www.toletbolton.co.uk](http://www.toletbolton.co.uk)

## FURNISHED AND INCLUSIVE OFFICES SET IN MODERN BUILDING WITH PARKING IN LEIGH



### From £330 Per Month

- Last 2 suites remaining
- Rent is inclusive of electric, gas, water, broadband and line rental
- Communal access to modern kitchen area with refreshments included
- Available furnished, on flexible terms and with ample parking
- Access to furnished board room with AV Equipment





www.toletbolton.co.uk

Oakland House  
Hope Carr Road  
Leigh  
WN7 3ET

Property Ref: OAKLANDHOUSE-OFFICES

**Description:**

Set over 2 floors, Oakland House is a modern, stylish and high end business suite providing modern office suites ideally suited to a selection of businesses.

The suites are offered furnished with desks, chairs, drawers and telephone handsets, and both broadband and line rental is included within the rent.

Each suite has access to communal modern kitchen areas with tea, coffee and milk all included within the rent, stylish wash rooms, and access to a large and furnished boardroom with building in AV Equipment.

There is ample on road parking all around Oakland House, and onsite CCTV. The building is locked every evening by security, but accessible 24/7 to all tenants.

**First Floor Suites**

<b>Suite Measurements:</b>	<b>3 Desk space</b>
<b>Monthly Rental</b>	£330.00
<b>Deposit</b>	£660.00

<b>External Suite Measurements:</b>	<b>2 Desk space</b>
<b>Monthly Rental</b>	£450.00
<b>Deposit</b>	£900.00

**Boardroom**

For hire as follows:	1 hour	£17.50
	½ Day	£60.00
	Full Day	£100.00

# TO LET BOLTON

www.toletbolton.co.uk

## Important Information:

<b>Service Charge</b>	Included within the rent
<b>Building Insurance</b>	Included within the rent
<b>Water Rates</b>	Included within the rent
<b>Electric</b>	Included within the rent
<b>Gas</b>	Included within the rent
<b>Broadband</b>	Included within the rent
<b>Business Rates</b>	Included within the rent
<b>Telephone Handsets</b>	Included within the rent
<b>Phone Line</b>	Included within the rent
<b>Desks and Chairs</b>	Included
<b>Tea/Coffee &amp; Milk</b>	Included
<b>VAT</b>	At the prevailing rate. Currently 20%
<b>Lease type</b>	License
<b>Lease Term</b>	3 Months Minimum licence
<b>Available</b>	Immediately

## Location:

