



## Tonge Moor Health Centre, Thicketford Road, Bolton, BL2 2LW

Self-Contained Medical / Professional Premises / office  
accommodation available in a desirable location

- Fully self-contained accommodation
- Public car parking available
- Located in a recognised medical and healthcare cluster
- Excellent motorway access
- Suitable for medical, clinical, therapy, wellbeing, office or professional Uses
- Strong Connectivity Via A666 with links to M61 and M60
- Fully equipped, ready-to-use medical and office suites on the ground floor

## Summary

<b>Available Size</b>	3.75 to 245.98 sq m
<b>Rent</b>	£16,572 per annum
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	On-site Car Parking Available on First-come first-serve
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	D

## Description

High-quality office and medical suites are now available to let within Tonge Moor Health Centre offering an excellent opportunity to secure fully equipped, ready-to-use clinical rooms. The building comprises three dedicated areas suitable for healthcare, clinical, wellbeing or professional service providers. Externally, the property benefits from rear parking including one designated disabled bay and additional first-come first-served parking shared with the neighbouring Thicketford Centre private car park for staff and visitors.

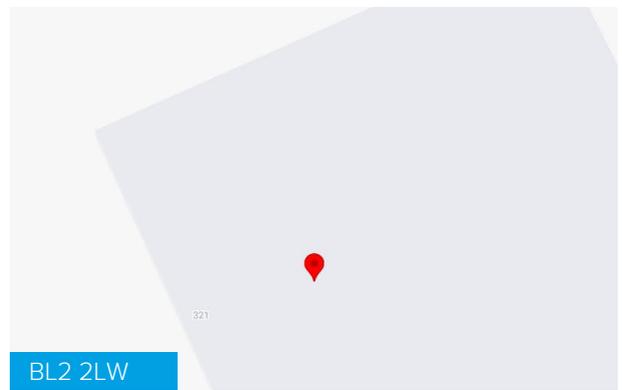
## Location

Tonge Moor Health Centre is located on Thicketford Road within Tonge Moor, a well-established suburban area to the north-east of Bolton, Greater Manchester. The health centre is positioned within a predominantly residential neighbourhood providing a strong local customer base and access to nearby shops, community services and everyday amenities. Tonge Moor offers excellent transport links with access to the A666 providing direct routes to the M61 and M60 motorway networks. The building is also close to Bolton Railway Station offering frequent regional and national services.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Clinic 00/008/009/010/011	375.55	34.89	Available
Ground - Clinic 00/004/005	432.06	40.14	Available
Ground - Clinic 00/036/037/039/040/041	573.07	53.24	Available
<b>Total</b>	<b>1,380.68</b>	<b>128.27</b>	



## Viewing & Further Information

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# TONGE MOOR HEALTH CENTRE OFFICES/ MEDICAL

Thicketford Road, Bolton, BL2 2LW

## TO LET



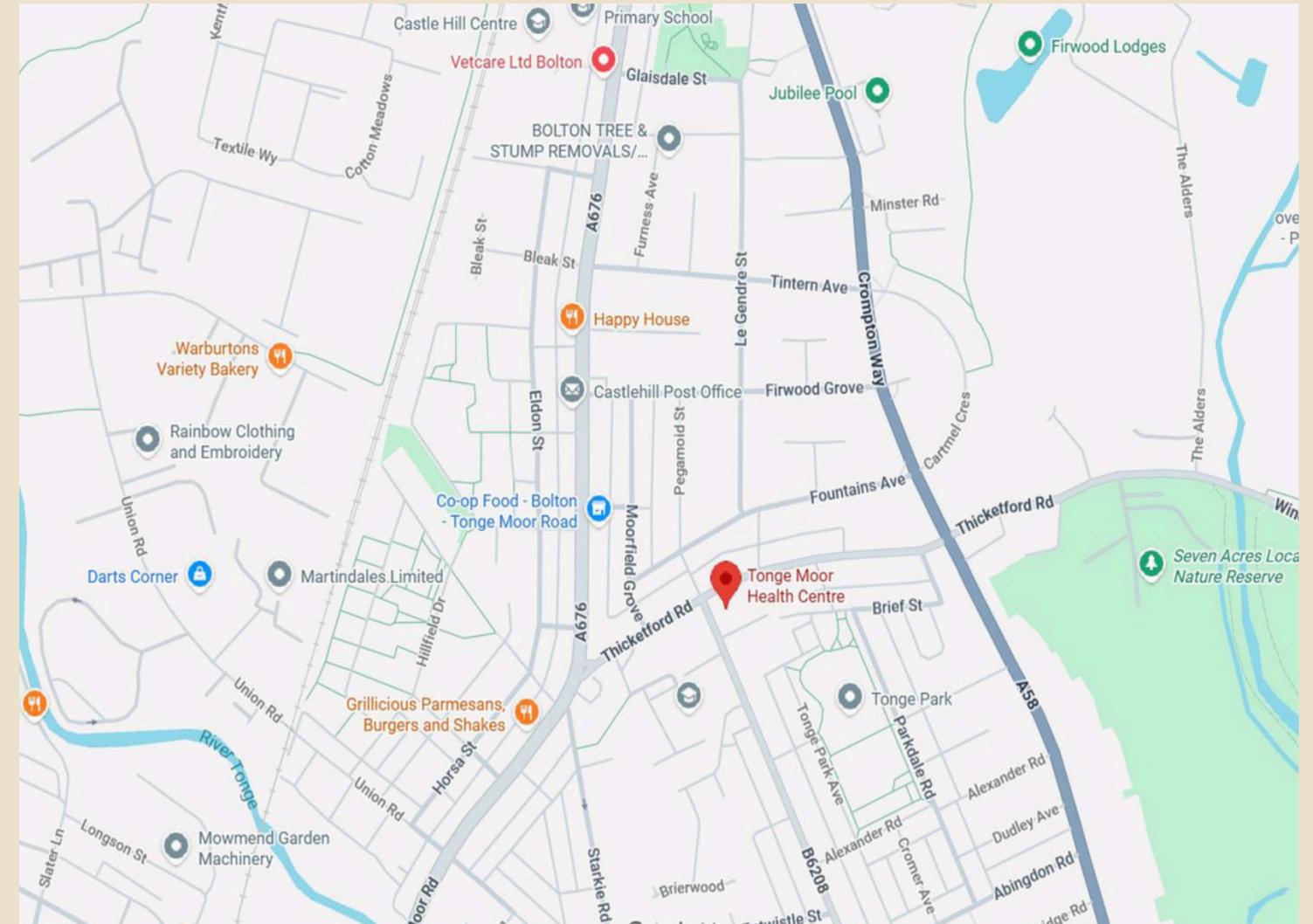
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### Self-Contained Medical / Professional Premises / office accommodation available in a desirable location

- Fully self-contained accommodation
- •Suitable for medical, clinical, therapy, wellbeing, office or professional uses
- •Public car parking available
- •Strong connectivity Via A666 with links to M61 and M60
- Located in a recognised medical and healthcare cluster
- •Fully equipped, ready-to-use medical and office suites on the ground floor
- •Excellent motorway access
- •<https://w3w.co/region.faded.goals>



**TOLET**

Use Class (E)





# PROPERTY OVERVIEW

## DESCRIPTION

High-quality office and medical suites are now available to let within Tonge Moor Health Centre offering an excellent opportunity to secure fully equipped, ready-to-use clinical rooms. The building comprises three dedicated areas suitable for healthcare, clinical, wellbeing or professional service provides. Externally, the property benefits from rear parking including one designated disabled bay and additional first-come first-served parking shared with the neighbouring Thickerford Centre private car park for staff and visitors.

## LOCATION

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## SUMMARY

<b>Available Size</b>	375.55 - 1,380.68 sq ft
<b>Rent</b>	£16,572 per annum Plus Service Charges
<b>Business Rates</b>	Upon Enquiry
<b>Total Service Charge</b>	Upon Enquiry Excluding Business Rates
<b>Car Parking</b>	Car Parking Available
<b>EPC Rating</b>	D

## ACCOMMODATION

The accommodation comprises the following areas

Name	sqft	sqm	Availability
GF -Clinic 00/008/009/010/0	375.55	34.89	Available
GF -Clinic 00/004/005	432.06	40.14	Available
GF -Clinic 00/036/037/039/040/041	573	53.24	Available
<b>Total</b>	<b>1,380.68</b>	<b>128.27</b>	





# TONGE MOOR HEALTH CENTRE OFFICES/ MEDICAL

## Viewing & Further Information



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# Energy performance certificate (EPC)

Tonge Moor Health Centre Thicketford Road BOLTON BL2 2LW	Energy rating <b>D</b>	Valid until: <b>3 October 2027</b>
		Certificate number: <b>0770-0133-3119-5591-0006</b>

**Property type** C2 Residential Institutions - Hospitals and Care Homes

**Total floor area** 540 square metres

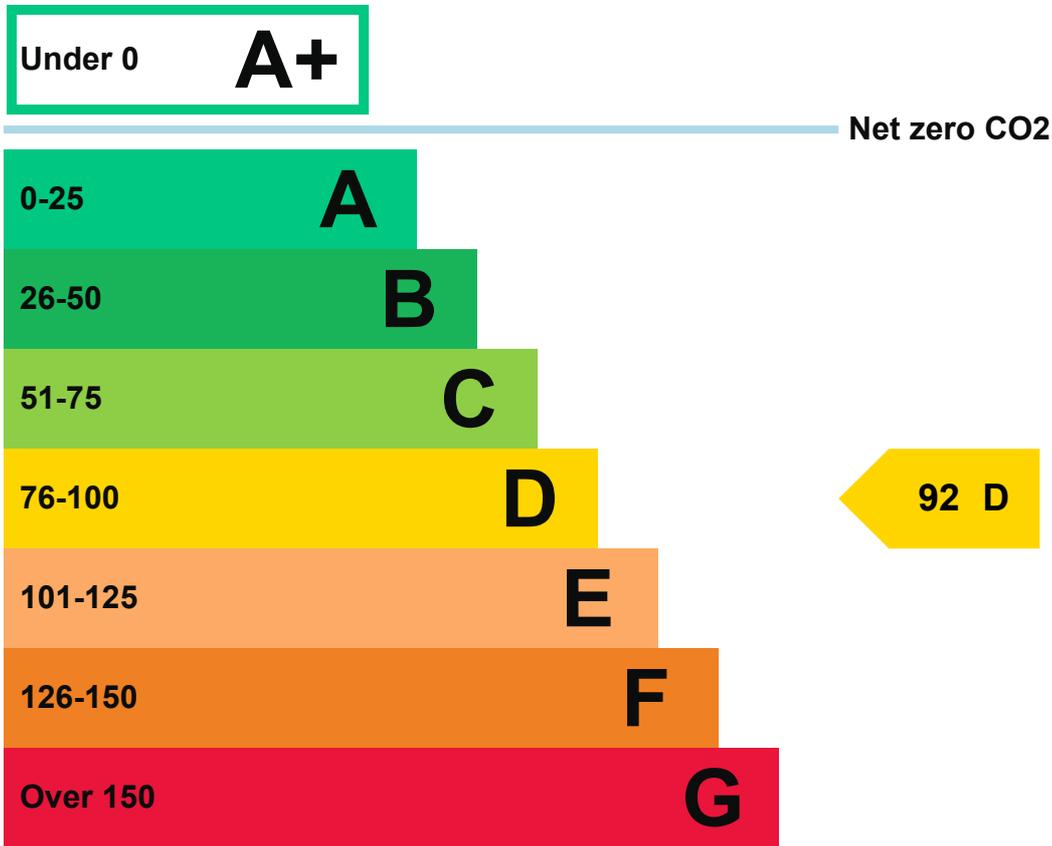
## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

**If newly built**

26 B

**If typical of the existing stock**

77 D

## Breakdown of this property’s energy performance

**Main heating fuel**

Natural Gas

**Building environment**

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	111.7
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	648

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0910-7910-0413-3750-1050\)](/energy-certificate/0910-7910-0413-3750-1050).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

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<b>Assessor's name</b>	Fiona Chestnutt
<b>Telephone</b>	01924 669940
<b>Email</b>	<a href="mailto:epc@compliance365.co.uk">epc@compliance365.co.uk</a>

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID206211
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

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## About this assessment

<b>Employer</b>	Compliance365
<b>Employer address</b>	Unit 6 Mariner Court Calder Park Wakefield WF4 3FL
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	13 September 2017
<b>Date of certificate</b>	4 October 2017

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGL

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