

to let

Refurbished Office Building

144.5 m<sup>2</sup> (1,555 ft<sup>2</sup>)

**UNDER OFFER**



Unit 3  
Chorley West Business Park  
Ackhurst Road  
Chorley  
PR7 1NL

- Open Plan Accommodation
- Close to Various Amenities
- Currently Qualifies for 100% Small Business Rates Relief
- Refurbished Internally

**MORGANWILLIAMS**.com

**01925 414909**

## Location

Chorley West Business Park is situated within an attractive landscaped setting approximately 1 mile west of Chorley Town Centre in an established business location.

Access to the M61 motorway is available approximately 2 miles to the north east at Junction 8, from which point it is possible to link with the remainder of the North West and national motorway network.

## Description

The property comprises a freshly refurbished mid-terraced two storey office building of cavity brick construction under pitched tiled roof.

The unit incorporates central double glazed doors and windows, suspended ceiling incorporating high specification office lighting, newly carpeted floor and gas fired central heating. External areas are paved or tarmacadam surfaced and the accommodation has the benefit of 5 allocated on site parking spaces.

Recently refurbished to a high standard the property offers the opportunity for a new Lease to suit occupiers individual requirements.

## Accommodation

Net Internal Area

<b>Total</b>	<b>144.5 m<sup>2</sup></b>	<b>1,555 ft<sup>2</sup></b>
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## Services

All main services are available.

## Rates

Rateable Value: £11,500.

Current Small Business Rates Payable: Zero.

Non-Small Business Payable 2020/21: £5,738.50.

## Lease Terms

Available on a new Tenants Full Repairing and Insuring Lease basis for a flexible term, incorporating periodic upward only rent reviews.

## Rental

£18,000 per annum plus VAT.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

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For details of other properties, our website address is

[www.morganwilliams.com](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Score - Available on Request**

### E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.