



Unit 4, Chorley West Business Park, Ackhurst Road, Chorley, PR7 1NL
Refurbished Office Building in an Established Business Location

Summary

Tenure	To Let
Available Size	1,538 sq ft / 142.88 sq m
Rent	£20,000 per annum
Rates Payable	£5,738.50 per annum
Rateable Value	£11,500
EPC Rating	Upon enquiry

Key Points

- Popular Business Park
- Close to Various Amenities
- Currently Qualifies for 100% Small Business Rates Relief
- Furnished Option Available

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 good quality end-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, carpeted floors 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.

Internally the property comprises flexible well laid out accommodation and offers the opportunity for a new Lease to suit occupiers individual requirements.

There is also an option to purchase the existing furniture, to include a lovely boardroom table with 10 no. chairs.

Accommodation

Name	sq ft	sq m
Ground	1,538	142.88
Total	1,538	142.88

Lease Terms

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

Rental

£20,000 per annum plus VAT.

Business Rates

Rateable Value: £11,500.

Small Business Rates Payable: Zero.

Non-Small Business Rates Payable: £5,738.50.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Chorley Borough Council.

Services

All mains services are available.

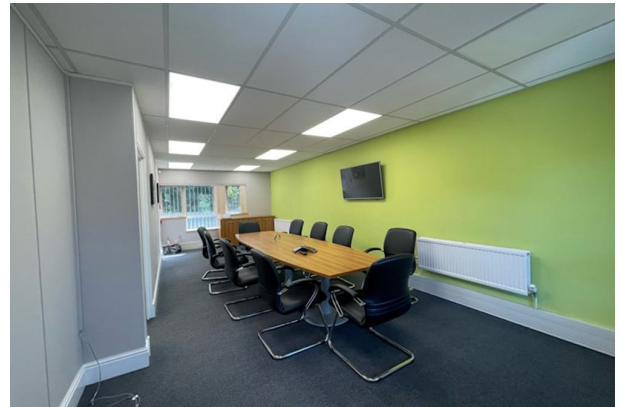
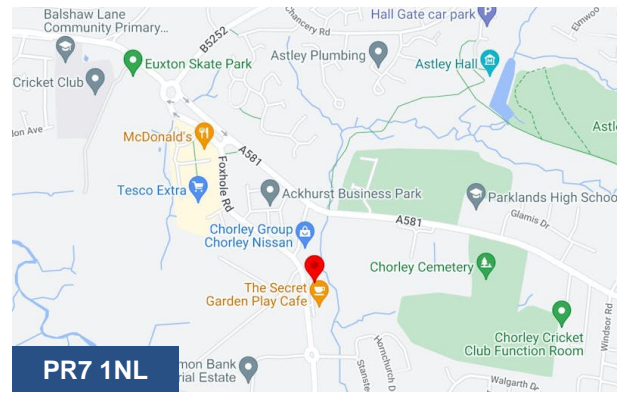
A gas central heating system to radiators is installed.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

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



Viewing & Further Information



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