

TAYLOR WEAVER

CHARTERED SURVEYORS

Innovate@Ackhurst Business Park, Chorley, Lancashire PR7 1NY



TO LET

High Quality Office Suites Within a Business Park Setting Suites from 288 to 865 sq ft

- Modern office accommodation
- Ample on site parking
- Good access to M6 and M61 motorways
- Flexible lease terms.

Location

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately one mile from Chorley town centre, in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally.

Euxton Railway Station and Buckshaw Village Railway Station are within 0.75 miles of the business park.

Other occupiers in the vicinity include a Tesco Extra superstore, Field Fair pub. Tenants within the development include NFU Mutual, Chorley Building Society and the headquarters of Northern Trust.

Description

Ackhurst Business Park is one of Lancashire's premier business locations.

The suites are finished to a high standard to meet the needs of modern day business occupiers and provides professional environment with high quality corporate image.

The buildings are arranged in a spacious business park formation and each suite has generous on site car parking allocation.

Accommodation

Availability schedule (as at today's date)

ADDRESS	SUITE	SIZE (Sq.ft)	RENTAL PER WEEK	RATEABLE VALUE
Arundel House	A11	345	LET	£4,950

Rents are inclusive of service charge and building insurance. All terms plus Vat

Services

All main services are available to each individual building.

Rating

Each property is separately assessed. Small business relief may be available for the smaller suites. Full details on request.

Lease Terms

The suites are available by way of a minimum 12 month agreement to be held on an effective full repairing and insuring terms.

Service Charge and Insurance

Included in the rent

EPC

On application

Deposit

Details on request

Administrative Fee

01254 699030
01257 204900

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Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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An administration fee of £150 plus Vat is charged by the Landlord in respect of a credit check and preparation of the tenancy agreement.

Rental

Form £129 per week

Availability

See attached schedule



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RICS

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