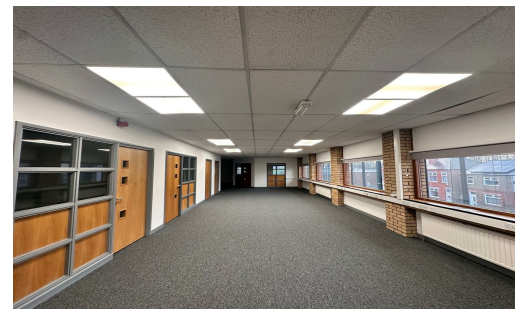


Railway House, Railway Road, Chorley, PR6 0HW

TO LET



TO LET

Use - Office

Size - 150 - 1,353 Sq ft

Rent - From £204 per month +VAT

- 175 sq.ft. - 1,353 sq.ft
- Flexible lease terms
- 1 mile from Junction 8 M61
- On-site car parking
- 1/2 mile from Chorley town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

Railway House is located on Railway Road, approximately one mile from Junction 8 of the M61 motorway. Chorley town centre is approximately 1/2 mile to the south of the building.

Description

Railway House is a modern, purpose-built, two-storey office building offering flexible office spaces designed to suit a range of business needs. Suites are sub-divided from 315 sq. ft. upwards, providing options for businesses of different sizes.

Key features include:

Ample On-Site Parking: Large car park with spaces available for tenants and visitors.

24/7 Access: Tenants enjoy 24 Hour access to the building, ideal for businesses with flexible working hours.

On-Site Meeting Room: A shared meeting room is available for all occupiers, enhancing convenience for meetings and collaborative work.

These amenities make Railway House a functional and flexible option for businesses looking to establish or expand their presence near Chorley town center.

Accommodation

The current availability is as follows:

Suite	Size	Rent +VAT (per month)	Utilities(per month)
Suite 2	175 sq.ft	£204	£30
Suite 4	175 sq.ft	£204	£30
Suite 5	150 sq.ft	£194	£25
Suite 7	150 sq.ft	£194	£25
Suite 22	1,461 sq.ft	£1,704	£244
Suite 23	1,353 sq.ft	£1,295	£225
Suite 24	586 sq.ft	£659	£98

BT/IT connections, line rental and call charges are not included within the quoted rate.

Rental

From £204 per month +VAT

Lease Terms

The suites are available on flexible terms for a minimum period of 12 months.

Service charge and insurance are included in the rental price. BT/IT connections, line rental and call charges are not included within the quoted rate.

Rating

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the Local Rating Authority. Full details on application.

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

Services

All mains services are available.

EPC

An EPC is available upon request.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01257 204900

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