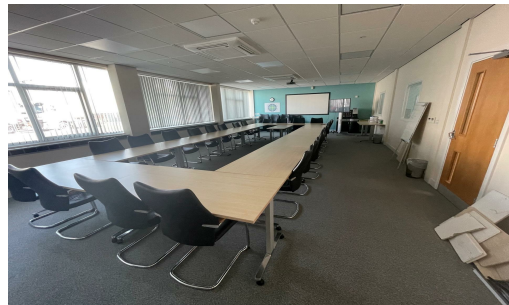
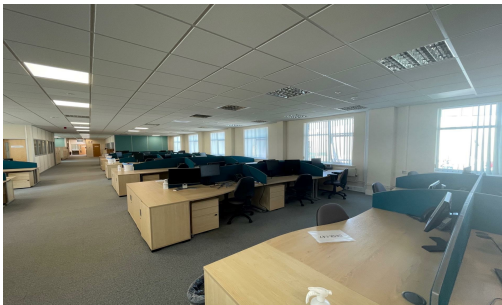


Chorley House, Lancashire Business Park, Leyland, PR26 6TT

**TO LET**



**TO LET**

Use - Office

Size - 7,000 - 13,905 Sq ft

Rent - From £70,000 - £140,000 per annum plus VAT.

- Good quality specification
- Competitive rental
- Ample on site parking
- Easy access to the national motorway network



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

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## Chorley House, Lancashire Business Park, Leyland, PR26 6TT

### Location

Situated within Lancashire Business Park, Chorley House is directly accessible from the main estate road and Centurion Way.

Leyland town centre, Chorley and Preston are all within a 5 mile radius and junction 9 of the M6 motorway is close by and provides easy access to the remainder of the national motorway network.

### Description

The property comprises a two-storey detached office building until recently occupied by the NHS.

The specification includes fully carpeted/vinyl floors, painted and decorated walls, some LED lighting within a suspended ceiling, personnel lift, kitchen and amenity facilities.

The building is in an excellent condition and benefits from extensive car parking within landscaped grounds.

### Accommodation

It is understood that the property extends to 13,905 sq.ft on two levels.

Consideration may be given to sub-dividing the property in to two floors to provide suites from circa 7000 sq.ft upwards.

### Rental

From £70,000 - £140,000 per annum plus VAT.

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Service Charge

The rent is exclusive of service charge and building insurance which is recovered by the landlord separately and reviewed on an annual basis.

It is anticipated that this costs will be in the region of £0.80 per sq.ft if the property is to be let as a whole. If it is to be sub divided the service charge will increase. Further details on request.

### Deposit

A rent deposit equivalent to 10% of the annual rent will be payable to the landlord and held for the duration of the lease.

### Rating

The property has a current rateable value of £120,000 with rates payable expected to be in the region of £60,000.

Further details are available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT will be charged at the prevailing rate.

### Services

It is understood that all mains services are available to the property.

### EPC

The property has an EPC rating of D (79). The assessment expires in November 2031.

### Viewing

Strictly via sole agent:

Taylor Weaver

Neil Weaver MRICS

E-mail: [neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)

Tel: 01254 699 030



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