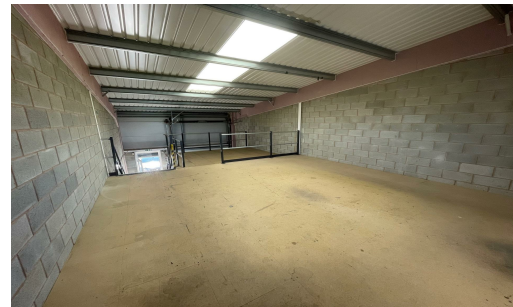


Unit 4 Matrix Way, Matrix Park, Buckshaw Village, PR7 7ND

TO LET



TO LET

Use - Industrial

Size - 1,353 Sq ft

Rent - £13,000 per annum, plus VAT.

- High quality modern business unit
- Easy access to the national motorway network
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

The property is situated on the Matrix Park development to the rear of the Starbucks Drive-thru coffee building on Buckshaw Village with easy access to the towns of Chorley and Leyland.

Junction 28 of the M6 motorway is approximately 1 mile from the premises.

Description

The property comprises a mid terrace, high quality business unit extending to 1,252 sq.ft, including a mezzanine floor.

It is of steel frame construction with external cladding, under a mono pitched steel profile insulated roof incorporating translucent roof panels.

The property has the benefit of a roller shutter door, welfare facilities and a mezzanine floor.

Externally there is parking for 2 vehicles.

Accommodation

The accommodation is arranged as follows:

Ground Floor	Workshop	769 sq.ft (Dimensions 19' 3" x 39' 10")
Mezzanine Floor	Storage	584 sq.ft
Total		1,353 sq.ft

Rental

£13,000 per annum, plus VAT.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

Service Charge

A service charge is levied on occupiers within the development. The current service charge is £95.00 plus VAT, per quarter.

Building Insurance

The landlord insures the building and charges the premium to the tenant. The current insurance premium is £400.00 per annum

Rating

With effect from 1st April 2023 the property will have a Rateable Value of £8,600.

Eligible businesses will be able to claim small business rate relief. Further details on request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

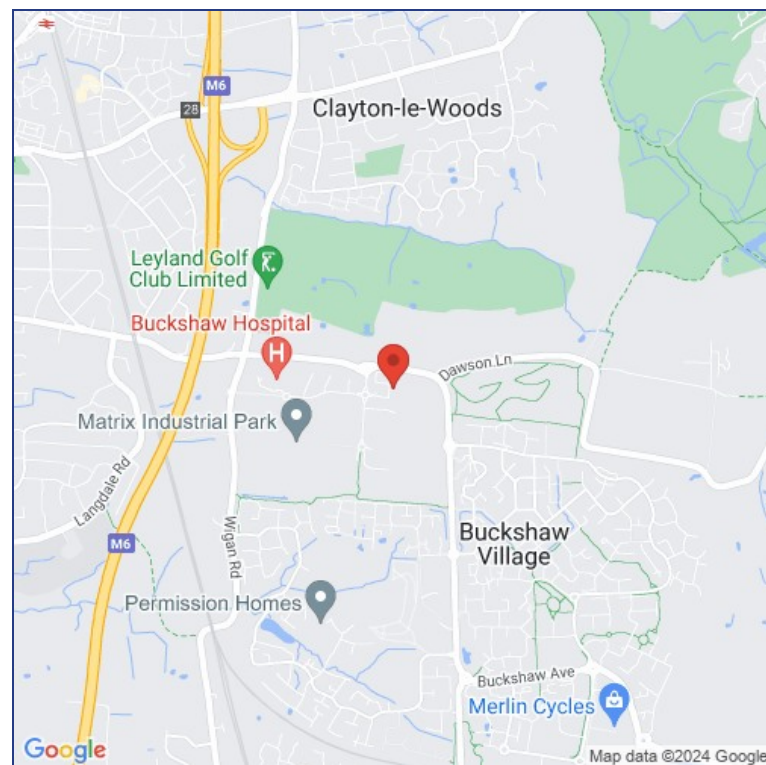
It is understood that all mains services, with the exception of gas are available to the property.

EPC

The property currently has an energy performance certificate rating of B (32). See website.

Viewing

Strictly via agent;
Taylor Weaver
Neil Weaver MRICS
01257 204 900



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