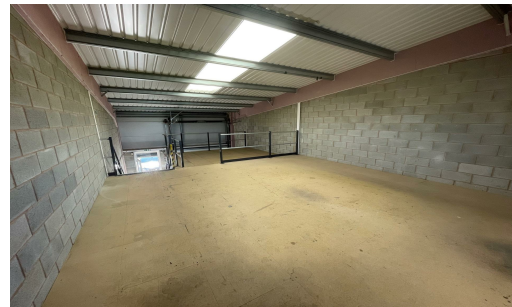


Unit 4 Matrix Way, Matrix Park, Buckshaw Village, PR7 7ND

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

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

### 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.

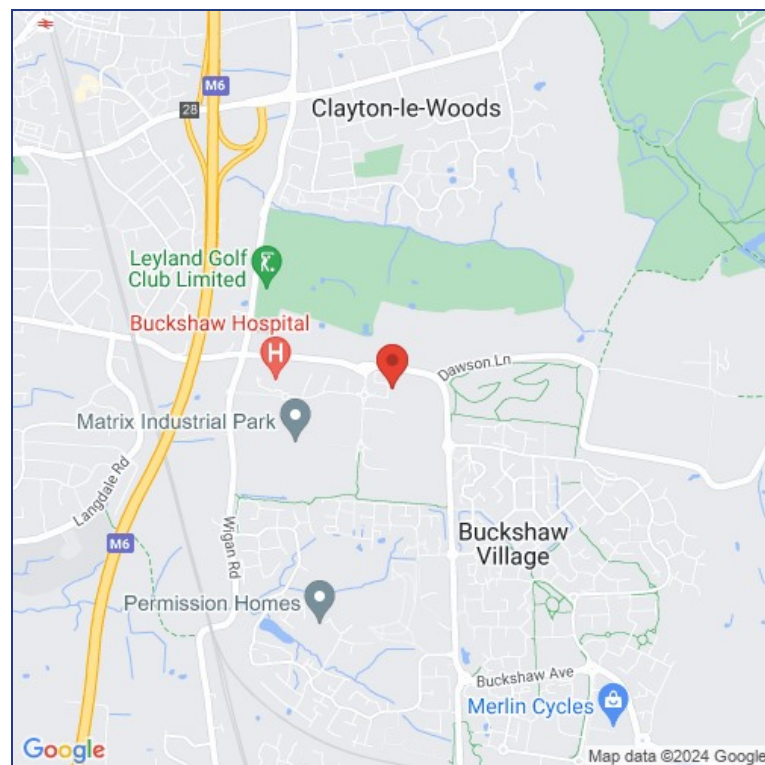
### Viewing

Strictly via agent;

Taylor Weaver

Neil Weaver MRICS

01257 204 900



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