

1st Floor Office Suite, Red Rose Storage, Berry Way, Chorley, PR7 6RA

TO LET



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Use - Office

Size - 657 Sq ft

Rent - All inclusive rent of £17,000 per annum plus VAT

- High Quality First Floor Office Suite
- Easy access to the M61 motorway
- Ample on site parking
- Competitive all inclusive rental



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated on the newly established Strawberry Fields development approximately half a mile from junction 8 of the M65 motorway.

Chorley town centre is approximately 1.5 miles from the property.

The surrounding area is a mixture of industrial, office and residential accommodation.

Description

The property comprises the first floor office suite within a larger self storage unit providing accommodation of 657 sq.ft, plus storage room of 25 sq.ft.

It has the benefit of air conditioning, aluminium double glazed windows providing excellent natural light, LED lighting, laminate floor coverings, kitchen and amenity facilities including shower.

Externally there is a large car park with 6 spaces allocated to this particular suite.

Accommodation

We have calculated the net internal area to be as follows:

Entrance Area	78 sq.ft
Suite 1	307 sq.ft
Suite 2	206 sq.ft plus store of 25 sq.ft
Kitchen	66 sq.ft
Bathroom	
Total	657 sq.ft plus store

Rental

All inclusive rent of £17,000 per annum plus VAT

Lease Terms

The suite is available by way of a new lease for a minimum period of 3 years on internal repairing terms.

The rental quoted below includes service charge, electricity (fair usage policy), business rates and building insurance.

Rating

Included within the quoted rent.

Legal Costs

Each party is responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services are available to the property.

EPC

An EPC is available on request.

Planning

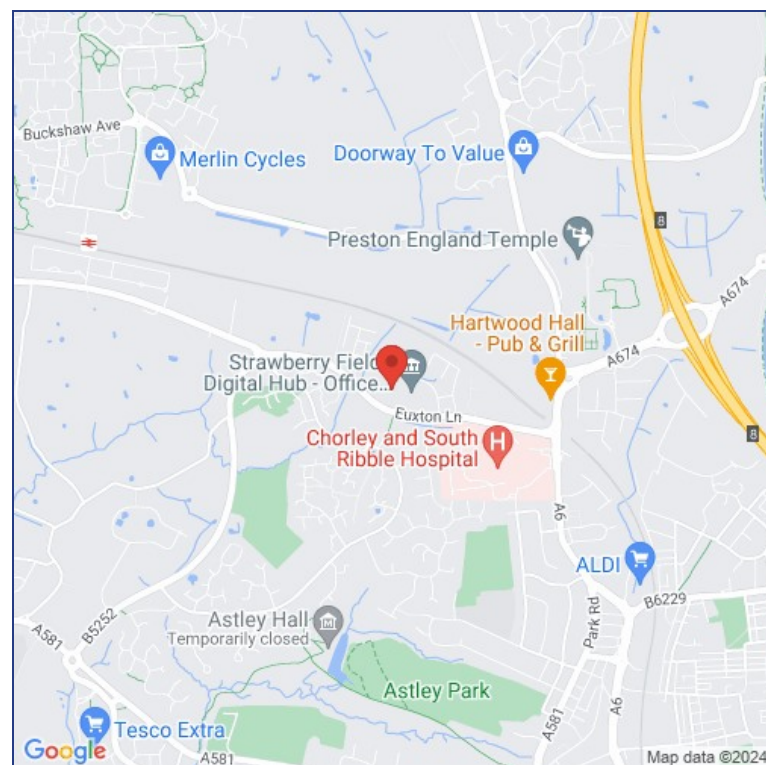
The property is suitable for office use.

Viewing

Strictly via sole agents Taylor Weaver

Neil Weaver MRICS

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