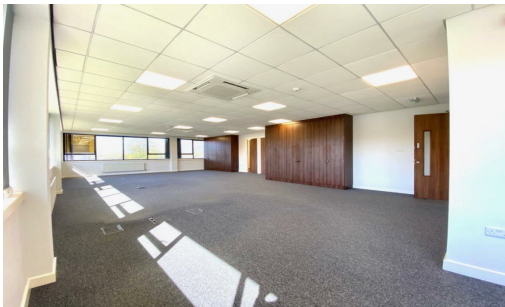


Chatsworth House, Ackhurst Business Park, Foxhole Road, Chorley, PR7 1NY

TO LET



TO LET

Use - Office

Size - 2,118 Sq ft

Rent - £36,010 per annum plus VAT

- High Quality First Floor Office Suite Within Business Park Setting
- Modern office accommodation
- Ample on site parking
- Good access to the M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

Ackhurst Business Park is situated approximately one mile from Chorley town centre

The Town is situated in the middle of the North West motorway network, offering easy access throughout the region and nationally.

Euxton Railway Station and Buckshaw Parkway Railway Station are within 0.75 miles of the business park.

Other occupiers in the vicinity include a Tesco Extra superstore, a Marstons public house.

Tenants within the development include NFU Mutual, Chorley Building Society, T. Clark Ltd., Handelsbanken and the headquarters of Northern Trust.

Description

Ackhurst Business Park is one of Lancashire's premier office locations.

The buildings are arranged in a spacious business park setting and each individual premises has generous on site car parking.

Chatsworth House is finished to a high standard to meet the needs of modern day business occupiers and provides a professional environment with high quality corporate image.

The specification includes:

- ~ carpet tiled floors
- ~ suspended ceiling with recessed lighting
- ~ private kitchen
- ~ perimeter trunking
- ~ gas fired central heating
- ~ parking for 10 vehicles

Accommodation

The accommodation is arranged on the first floor and extends to 2,118 sq.ft on a net internal basis

Rental

£36,010 per annum plus VAT

Lease Terms

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

Service Charge

A service charge is levied on occupiers which covers external repairs, security, landscaping, gritting, external lighting, etc. The service charge is in the region of £6.00 psf

Deposit

A deposit will be required to be paid in advance and to be held during the term of the lease.

Rating

The property has a current rateable value of £26,750 and, ignoring any transitional surcharges or relief, it is anticipated the rates payable will be in the region of £13,000 per annum.

Legal Costs

Each party to pay their own costs.

VAT

VAT may be applicable to figures quoted in these particulars

Services

It is understood that all mains services are available to the premises

EPC

An EPC is available on request

Planning

The property has planning consent for its established use as an office building under Class B1 of the Town and Country Planning (Use Classes) Order.

Viewing

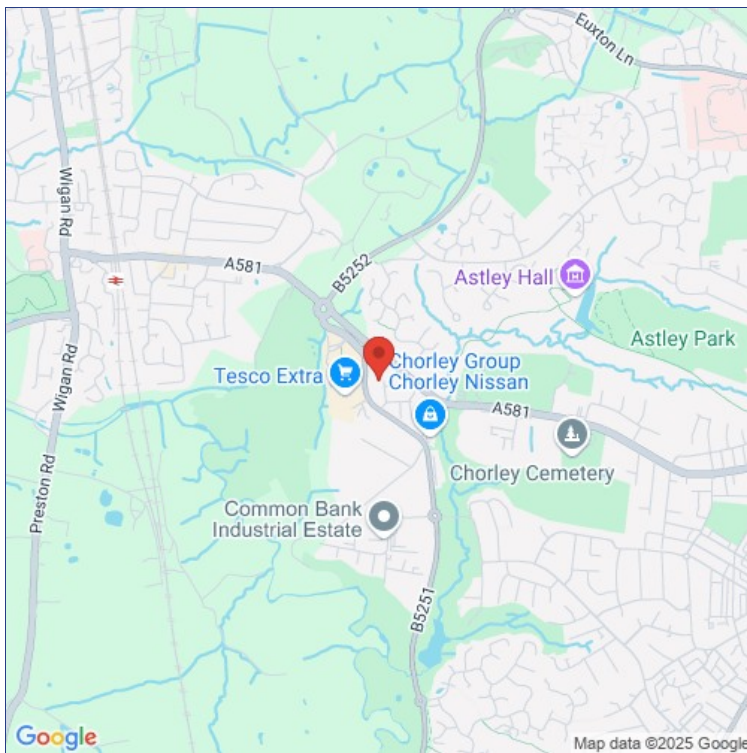
Strictly through agents

Taylor Weaver

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