

Conway House, Ackhurst Business Park, Chorley, PR7 1NY

**TO LET**



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Use - Office

Size - 1,968 Sq ft

Rent - From £16.30 per sq.ft

- High Quality Office Suite Within Business Park Setting
- Superb accommodation
- Ample on site parking
- Good 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

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

## Conway House, Ackhurst Business Park, Chorley, PR7 1NY

### Location

The development is Chorley's prime business park, located approximately one mile from the town centre and in the middle of the North West motorway network, offering easy access throughout the region.

Euxton Railway and Buckshaw Village Railway Stations are within 0.75 miles of the business park.

### Description

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

Buildings on the development are arranged in a spacious business park formation and each individual premises has an on site car parking allocation.

The suites in Conway House are finished to a high specification to meet the requirements of modern day business occupiers and provides a professional environment with high quality corporate image.

The internal specification includes the following :

- ~ Carpet tiled floor
- ~ Full double glazing
- ~ Suspended ceiling with recessed lighting
- ~ Gas fired central heating
- ~ Allocated parking

### Accommodation

The following suite is available:

Suite	Size	Rent	Service Charge
1- GF	1,968 sq.ft	£32,080 pa	£7,872 pa

### Rental

From £16.30 per sq.ft

### Lease Terms

The suite is available by way of a minimum 5 year lease to be held on effective full repairing and insuring basis

### Service Charge

A service charge is levied on occupiers in the premises, to include external repairs, maintenance to common areas, cleaning of common areas, gritting, landscaping, etc. The service charge is based on £4.00 per sq.ft

### Building Insurance

Landlord to insure the building and charge the premium to the tenant. The building insurance is based on £0.25 per sq.ft

### Deposit

Subject to status, a deposit may be required. Full details on request.

### Rating

It is understood that the suite has the following Rateable Value:

Suite 1 - £23,500

It is anticipated that rates payable per suite will be £11,750.

### Legal Costs

Each party to be responsible for their own legal costs

### Services

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

### EPC

An EPC is available on request

### Viewing

Strictly through agents

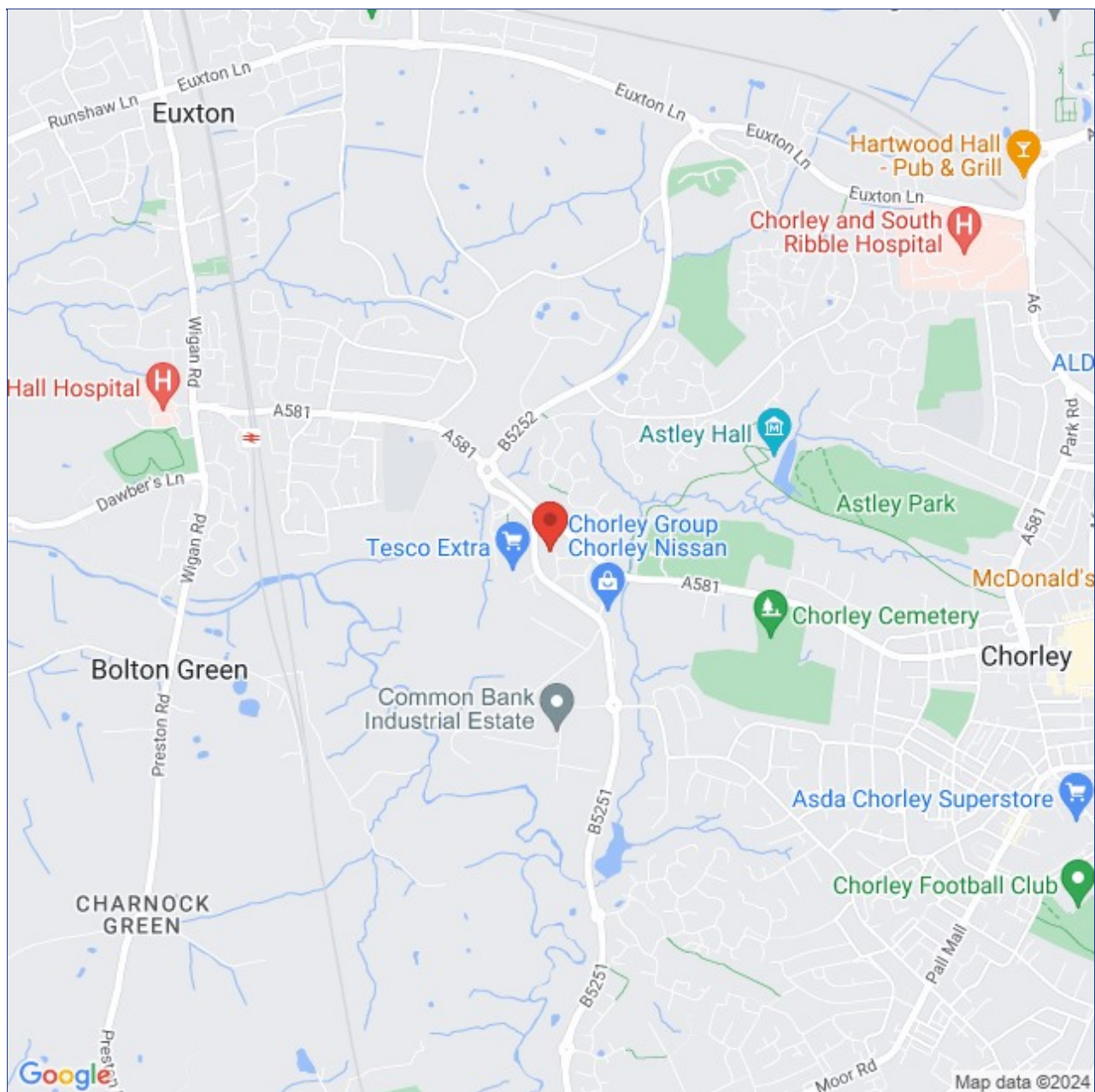
Taylor Weaver

(Neil Weaver)

Telephone: 01257 204900

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





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