

Ground Floor Suite, Windsor House, Ackhurst Business Park, Chorley, PR7 1NY

TO LET



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Use - Office

Size - 865 Sq ft

Rent - £14,190 pa

- High Quality Modern Office Suite
- Modern office accommodation
- Ample on site parking
- Good access to M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

Ackhurst Business Park is situated in one of Chorley's prime office development areas. Located approximately one mile from Chorley town centre and close to the national motorway network, it offers quick and easy access throughout the region.

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

Occupiers in the vicinity include a Tesco Extra Superstore, Marston's pub and tenants within the development include the NFU Mutual, Chorley Building Society, T. Clarke and the headquarters of Northern Trust.

Description

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

Windsor House comprises a detached two storey office building constructed to a high specification to meet the requirements of modern day business occupiers.

The suite benefit from gas fired central heating, double glazed windows, suspended ceilings incorporating recessed lighting and ancillary WC and kitchen facilities.

Parking is available in landscaped grounds.

Accommodation

The following suites are available:

Suite	Size (sq.ft)	Rent (Pa)	Service Charge (Pa)	Rateable Value
GF 2	865	£14,190	TBC	£12,000

Rental

£14,190 pa

Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years on an effective full repairing and insuring basis.

Service Charge

A service charge is levied on occupiers which covers security, landscaping, gritting, external lighting, etc. The service charge is currently estimated to be in the region of £3.50-£3.75 per sq.ft and building insurance in the region of £0.25p per sq.ft, both plus VAT

Rating

Eligible businesses are able to claim small business rates relief. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars

Services

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

EPC

Full details on request

Parking

Further details on request.

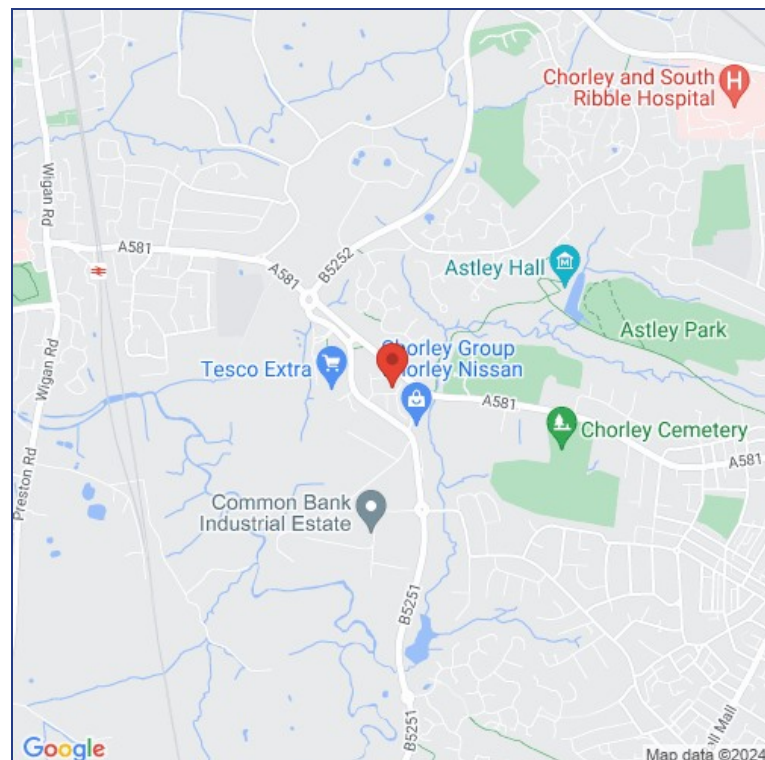
Viewing

Strictly through agents

Taylor Weaver

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