

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

**TO LET**



## TO LET

Use - Office

Size - 254 Sq ft

Rent - From £550 per month

- High Quality Office Space Within a Business Park Setting
- Ample on site parking
- Good access to M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01257 204900

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### Location

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately one mile from Chorley town centre, in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally.

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

Other occupiers in the vicinity include a Tesco Extra superstore, Field Fair pub. Tenants within the development include NFU Mutual, Chorley Building Society and the headquarters of Northern Trust.

### Description

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

The buildings are arranged in a spacious business park formation and each individual premises has an on site car parking allocation

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

The specification includes:

- \* Carpet tiled floor
- \* Full double glazing
- \* Suspended ceiling with recessed LED lighting
- \* Gas fired heating
- \* Allocated parking

### Accommodation

The following suite is available:

Suite	Size	Rental
C3	254 sq.ft	£6,600 pa

All terms plus VAT

Rents are subject to annual RPI increases.

### Rental

From £550 per month

### Lease Terms

The properties are available by way of minimum 3 year leases , incorporating tenant only annual break clauses to be held on full repairing and insuring terms.

### Service Charge

Included in the quoting rent

### Deposit

A deposit will be required. Full details on request.

### Rating

Each property is separately assessed. Small business relief may be available for the smaller suites. Full details on request

### Legal Costs

Each party to be responsible for their own legal costs

### Services

All main services are available to each individual suite/building.

### EPC

See attached schedule

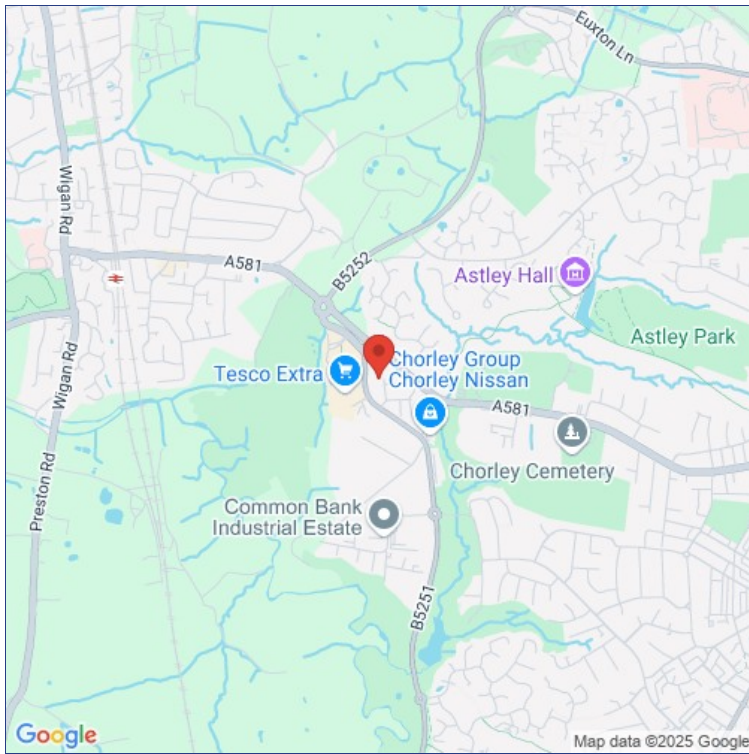
### Administrative Fee

An administration fee of £150 plus Vat is charged by the Landlord in respect of a credit check and preparation of the tenancy agreement.

### Viewing

Strictly through sole agents Taylor Weaver (Rebecca Weaver) 01254 699030

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