

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

**TO LET**



## TO LET

Use - Office

Size - 4,525 Sq ft

Price - £74,210 per annum, plus VAT

- High Quality Prominent Detached Office Building With Parking
- Ample on site parking within business park setting
- Easy access to M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

Ackhurst Business Park is situated in one of Chorley's prime business locations, approximately one mile from Chorley town centre and within easy reach of the national motorway network.

Occupiers in the vicinity include NFU Mutual, EGI Carpets, Chorley Building Society and Northern Trust.

### Description

The property comprises a high quality detached prominent office building benefiting from the following specification :

- ~ Predominantly open plan space
- ~ Full double glazed windows
- ~ Reception area with WC facilities and cleaners store
- ~ Carpet tiled floors
- ~ Suspended ceiling incorporating recessed lighting
- ~ Ample on site parking

### Accommodation

We have calculated the net internal area of the premises to be 4,525 sq.ft

### Price

£74,210 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 a full repairing and insuring basis.

### Service Charge

A service charge is levied on occupiers within the development to cover landscaping, gritting, external lighting, waste removal, etc. It is anticipated to be in the region of £1.55 per sq.ft for the full building.

### Building Insurance

Landlord to insure the building and charge the premium to the tenant. Details on request.

### Deposit

In certain circumstances a deposit will be required to be paid in advance and to be held for the duration of the term.

### Rating

The property has a current rateable value of £63,500, with rates payable anticipated to be in the region of £31,750.

### 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 property.

### EPC

The property previously had an EPC rating of B47

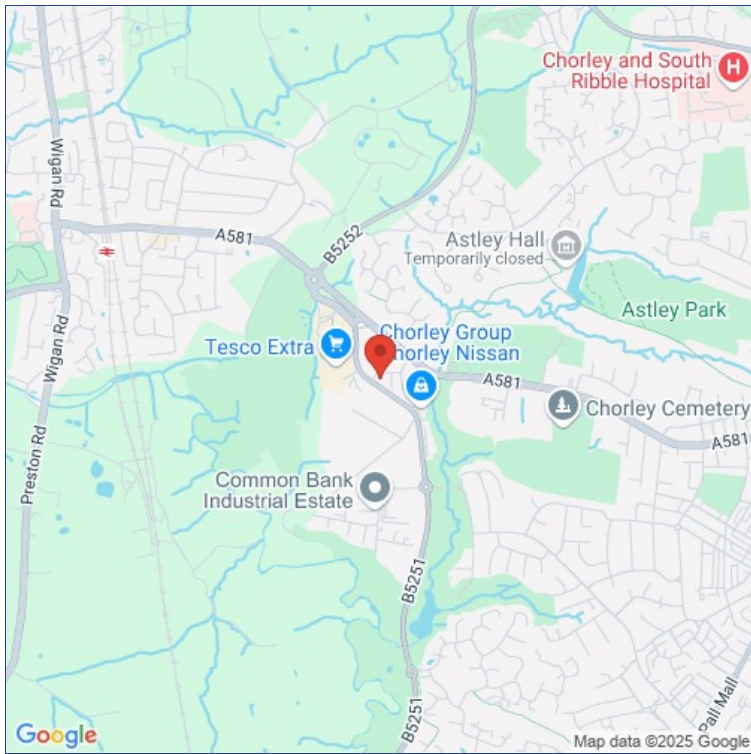
### Planning

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  
(Neil Weaver)  
01257 204900

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