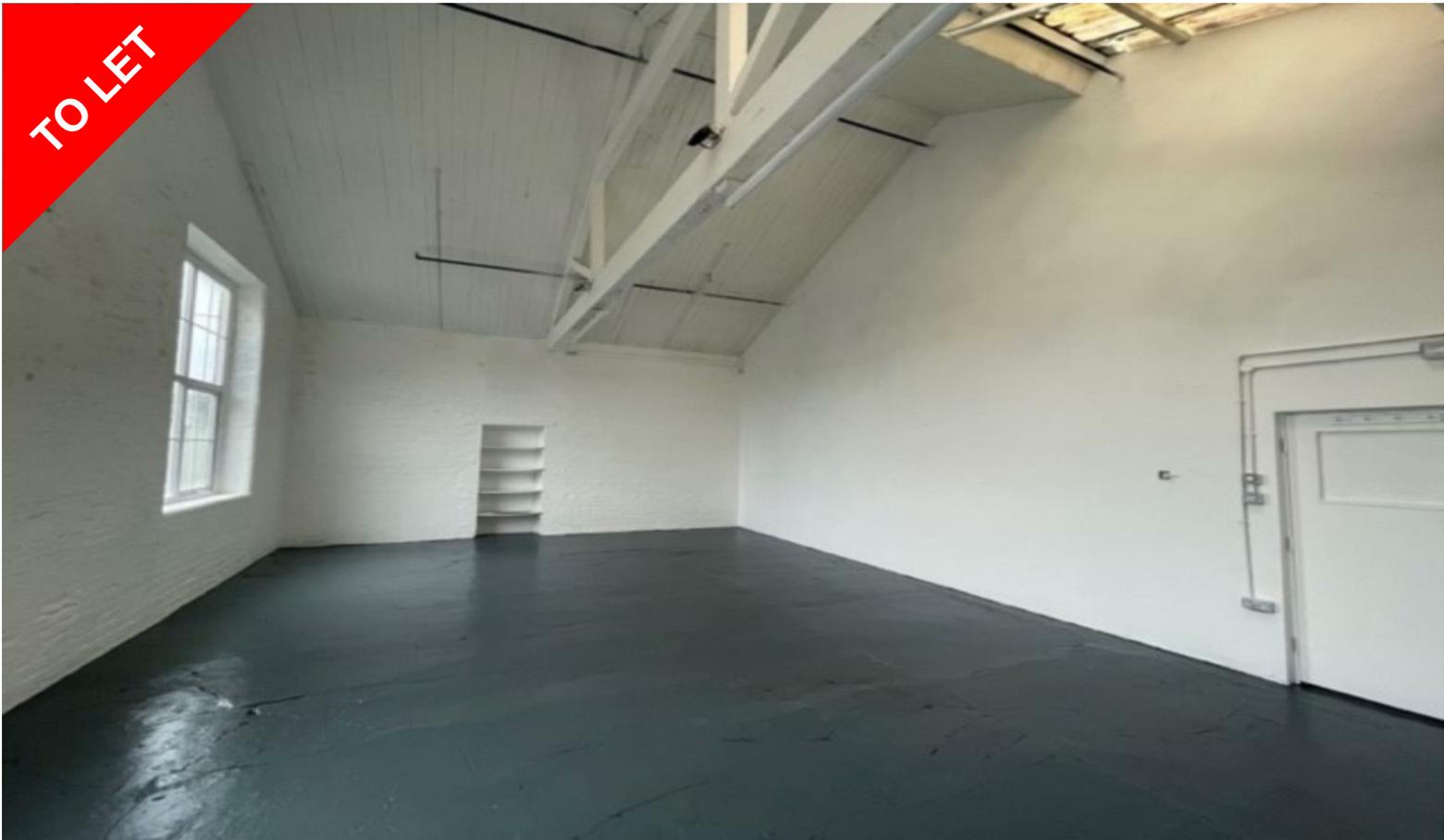


Lower Healey Business Park, Froom Street, Chorley, PR6 9AR

**TO LET**



# TO LET

Use - Industrial, Office, Leisure  
Size - 894 Sq ft  
Rent - £144 per week plus VAT

- Light Storage Unit
- Secure Site with 24 hour access
- Reasonable 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)

## Lower Healey Business Park, Froom Street, Chorley, PR6 9AR

### Location

The Business Park is situated in a predominantly industrial area with extensive frontage to the M61 motorway, approximately 0.75 miles from Chorley town centre. Junction 8 of the M61 is approximately 2.5 miles from the site.

Chorley is established market town with a resident population of approximately 38,000.

It has excellent access to the nearby towns being 8.1 miles (13 km) north of Wigan, 10.8 miles (17 km) south west of Blackburn, 11 miles (18 km) north west of Bolton, 12 miles (19 km) south of Preston and 19.5 miles (31 km) north west of Manchester.

In addition it has direct rail links into Manchester and Preston.

### Description

Lower Healey Business Park comprises a substantial industrial development which has been sub-divided to provide good quality industrial units available within a secure site.

The unit is situated within the original buildings and provides a light storage/office/leisure space with access from a communal corridor.

Externally there are shared parking areas.

### Accommodation

The following units are available:

Unit	Size	Rent	Service Charge
2 & 2A	894 sq.ft	£7,500 per annum	TBC

### Rental

£144 per week plus VAT

### Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years.

### Service Charge

A service charge of £240 per annum and building insurance £350 per annum is charged to the occupier.

### Rating

We have been unable to identify the Rateable Value although we would anticipate that the units would benefit from small business rates. Further details on request.

### Legal Costs

Each Party to be responsible for their own legal costs

### VAT

VAT is applicable

### Services

With the exception of gas, all mains services are available to the units.

### Electric

Electric to the unit is sub-metered

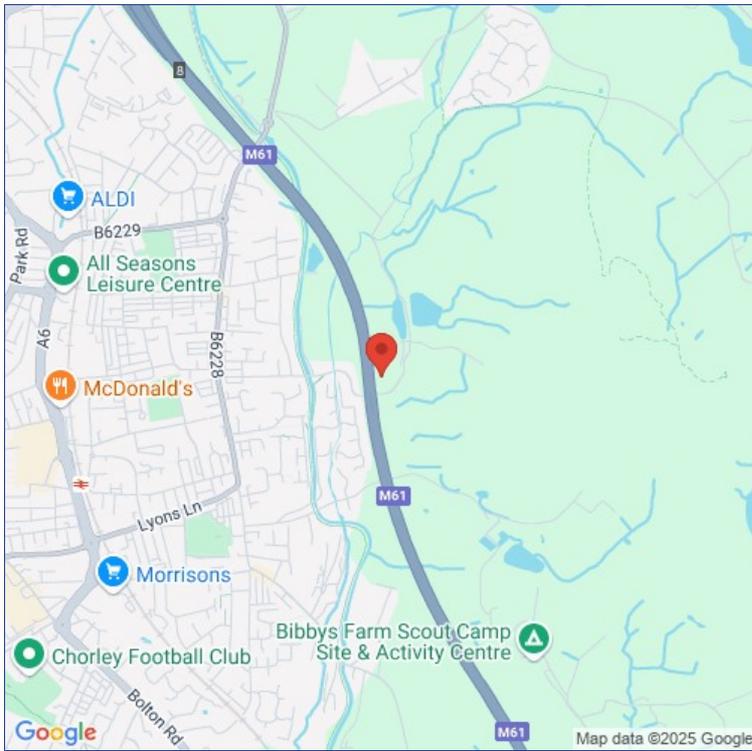
### Excluded Uses

Uses associated with the car trade will not be permitted.

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01257 204900

Lower Healey Business Park, From Street, Chorley, PR6 9AR



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