

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

**TO LET**



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Use - Office

Size - 1,932 Sq ft

Rent - £32,850 per annum plus VAT

- High Quality Ground Floor Office Suite With Parking
- Modern office accommodation
- Ample on site parking within business park setting
- Easy access to the M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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

### Location

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

Occupiers on the development include NFU Mutual, EGE Carpets, ISG Retail and Leisure, Chorley Building Society and Northern Trust.

### Description

A high quality refurbished ground floor office suite benefiting from the following specification:

- ~ Predominantly open plan space
- ~ Perimeter trunking
- ~ Full double glazing
- ~ Reception area with WC and cleaner's store
- ~ Suspended ceiling incorporating recessed lighting
- ~ 9 parking spaces in total..

### Accommodation

We have calculated the total net internal area of the ground floor suite to be 1,932 sq.ft.

### Rental

£32,850 per annum plus VAT

### Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years to be held on an effective 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. The service charge costs is £6.00 per sq.ft

### Deposit

A deposit will be required to be paid in advance and to be held for the duration of the term. Full details on request.

### Rating

The property has a Rateable Value in the region of £26,000 with rates payable expected to be in the region of £13,000.

### Legal Costs

Each party responsible for their own costs.

### VAT

VAT is applicable to figures quoted in these particulars

### Services

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

### EPC

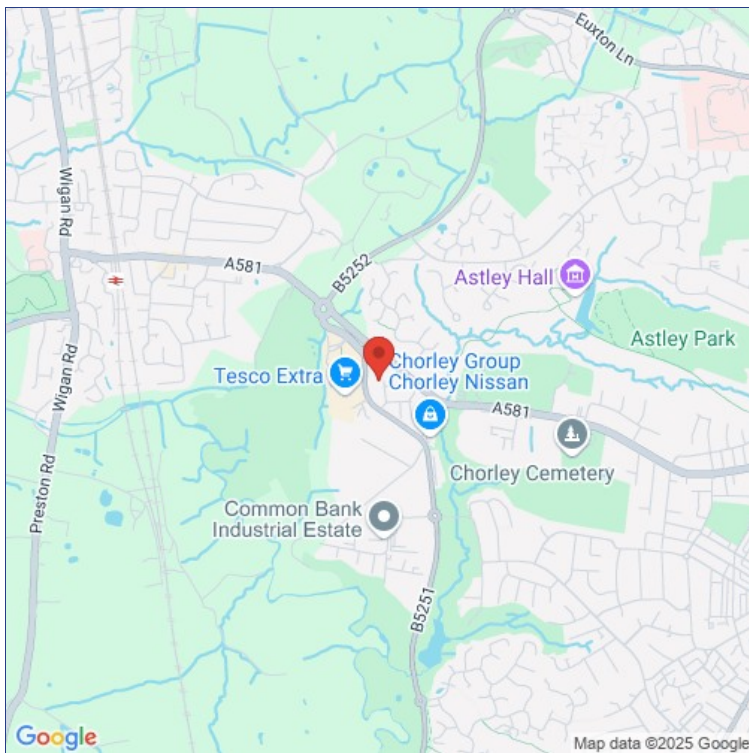
An EPC is available on request.

### Planning

The property has planning consent for its established use as an office building.

### Viewing

Strictly through agents  
Taylor Weaver (Neil Weaver)  
01257 204900

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