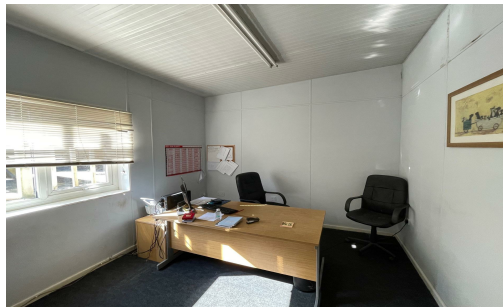
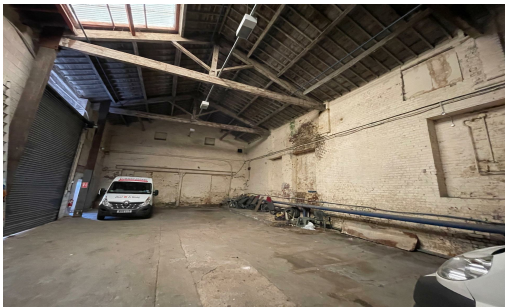


Unit 3, Lower Healey Business Park, Froom Street, Chorley, PR6 6AY

**TO LET**



## TO LET

Use - Industrial

Size - 3,313 Sq ft

Rent - £15,000 per annum, plus VAT.

- Warehouse/Storage Unit with Offices
- Secure site with 24 hour access
- Reasonable access to the national motorway network
- Ideal for storage use



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)

## Unit 3, Lower Healey Business Park, Froom Street, Chorley, PR6 6AY

### Location

Lower Healey 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 motorway is approximately 2.5 miles from the site.

### Description

Lower Healey Business Park comprises a substantial industrial development that has been sub-divided to provide a series of good quality industrial/warehouse units, available within a secure site.

The unit situated within the original buildings provides an ideal storage/warehouse unit with offices benefitting from access from a shared loading area.

The property has a solid floor, an eaves height of around 20 feet and single storey office accommodation, together with w.c facilities.

Externally there are shared parking areas.

### Accommodation

The property is as follows:

Warehouse	2,933 sq. ft
Office	380 sq. ft
Total	3,313 sq. ft

### Rental

£15,000 per annum, plus VAT.

### Lease Terms

The property is available for a minimum period of 3 years.

### Service Charge

A service charge is levied on occupiers. The budget for the current year is £1734.44 + VAT

### Building Insurance

Landlord to recharge the building insurance on the property, to the tenant. The insurance premium is £1,219.92 plus VAT.

### Rating

We have been unable to identify the rateable value via the Valuation Office Agency although we would anticipate that the assessment would be below the threshold for small business rates relief, meaning that eligible businesses could benefit from rate free occupation.

Further details are available on request.

### Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

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

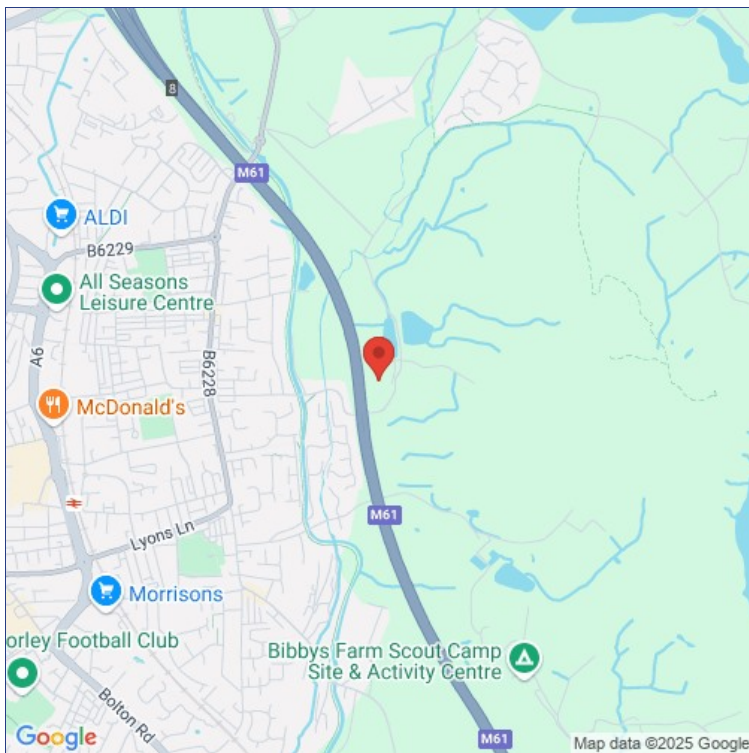
### Electric

Electric is to be sub-metered.

### Viewing

Strictly via sole agent Taylor Weaver  
Rebecca Weaver  
Tel: 01254 699 030

Unit 3, Lower Healey Business Park, Froom Street, Chorley, PR6 6AY



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