

Unit C4, Chorley North Business Park, Chorley, PR6 7BX



## FOR SALE or TO LET

Use - Industrial, Office

Size - 14,092 Sq ft

Rent - £117,500 per annum, plus VAT.

Price - £1.4 million plus VAT

- TO LET/FOR SALE BY INFORMAL TENDER
- Detached Hybrid Office/Industrial Premises
- Modern premises within a large secure site
- Excellent access to the national motorway network via junction 8 of the M61



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Unit C4, Chorley North Business Park, Chorley, PR6 7BX

### Location

The property is situated on the popular Chorley North Industrial estate immediately adjacent to junction 8 of the M61 motorway.

Other occupiers include Parr Group Preston, Dalziel Catering Supplies, Direct Heating Spares and Brysdales.

### Description

The property comprises a modern detached hybrid office/warehouse premises extending to 14,129 sq.ft.

The property was constructed in the mid to late 1990's and provides 2 storey office accommodation to the front, benefitting from carpeted floors, suspended ceiling with LED and recessed lighting, gas central heating, aluminium framed double glazed windows and amenity facilities.

To the rear is a single storey warehouse/workshop building benefitting from a minimum height of 3.464 m rising to 6.199 m.

It is of propped steel frame construction with a solid concrete floor, 4 roller shutter doors and electric lighting.

Externally there is a large secure car park and compound with the total site area extending to 2.012 acres, albeit the useable area is approximately 1.38 acres.

### Accommodation

Based on the VOA website, we understand that the property provides the following floor areas:

Ground Floor	Office/Amenity	3,449 sq.ft
	Warehouse	8,191 sq.ft
First Floor	Office/Amenity	2,452 sq.ft
Total		14,192 sq.ft

### Price

£1.4 million plus VAT

### Tenure

Understood to be freehold.

### Rental

£117,500 per annum, plus VAT.

### Lease Terms

The property is available by way of a new lease for a minimum period of 10 years on full repairing and insuring terms. The lease will incorporate an upward only rent review on the 5th anniversary.

### Deposit

In respect of a leasehold transaction a deposit will be required. Further details are available on request.

### Legal Costs

In respect of the leasehold transaction the tenant is to be responsible for the landlords reasonable legal costs including any VAT.

### Rating

It is understood that the property has a current ratable value in the region of £88,000 with rates expected to be payable approximately £44,000.

### EPC

An EPC is available on request.

### VAT

VAT is applicable to figures quoted in these particulars.

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Availability

Available from July 2024

### Services

All mains services are available to the property.

### Planning

Most office and industrial uses will be considered. Interested parties are recommended to contact Chorley Borough Council to discuss their proposed plans.

### Informal Tender

Interested parties are requested to submit their best and final offer by completing the informal tender documentation (see pdf on website) by e-mail to the joint agent Danny Pinkus [danny@pinkus.co.uk](mailto:danny@pinkus.co.uk) by 12 noon on Thursday 4th July 2024.

Completed forms should include details of the purchaser, solicitor's information, amount of offer, timescales to complete, proof of funding and any other conditions.

The vendor is not obliged to accept the highest or indeed any offer submitted and each proposal will be considered on its own individual merits

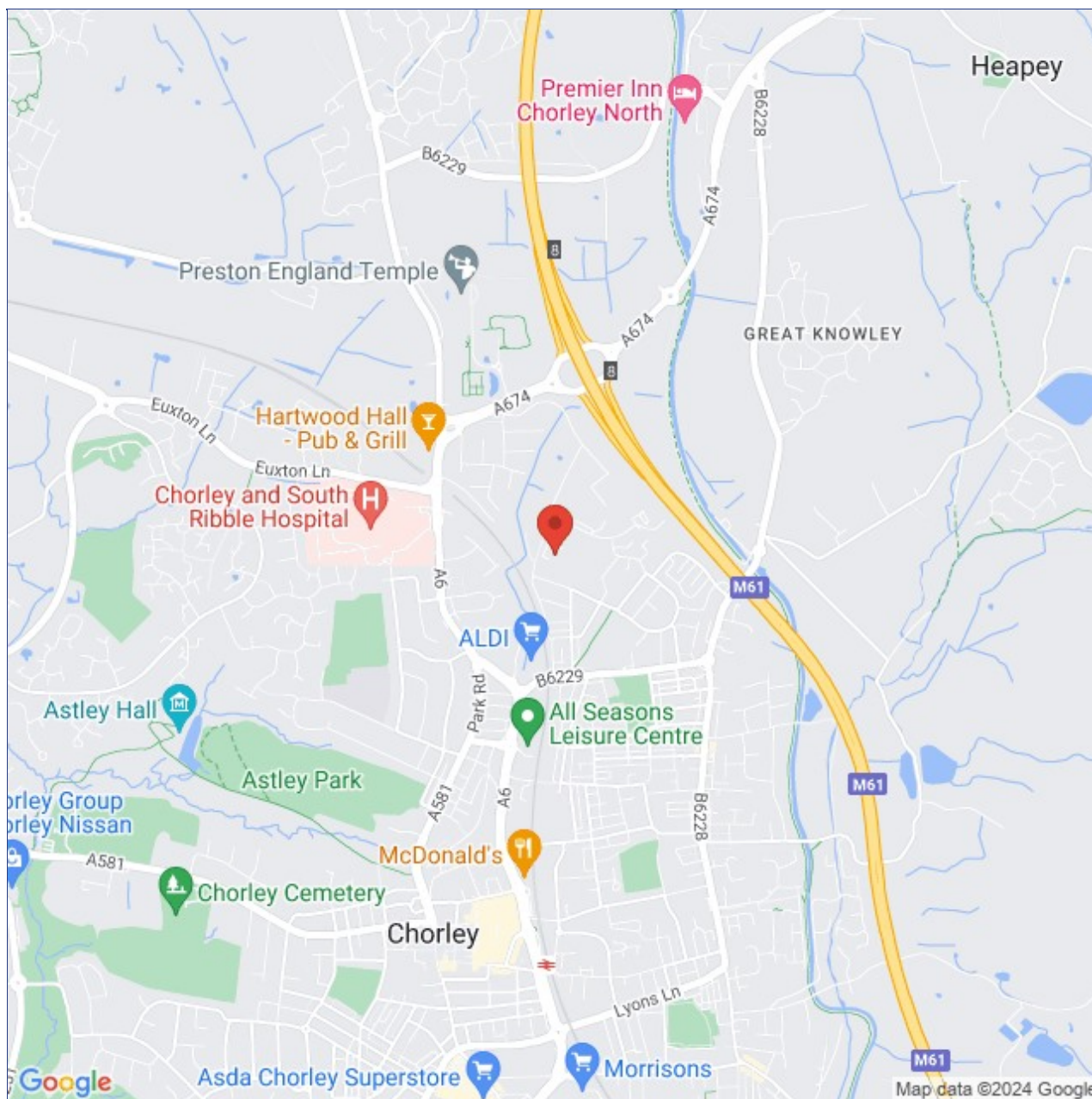
### Viewing

Strictly via Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

Or

Robert Pinkus & Co  
Danny Pinkus





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