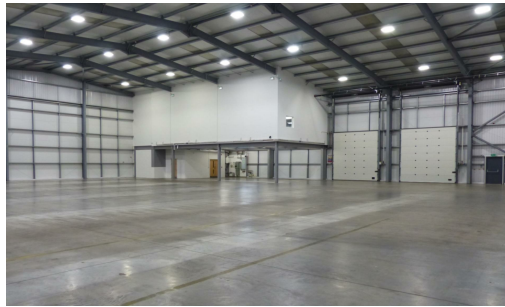


Unit F, Buckshaw Link, Buckshaw Village, Chorley, PR7 7EL

TO LET



TO LET

Use - Industrial

Size - 14,713 Sq ft

Rent - £132,417 per annum

- Modern High Quality Detached Industrial / Warehouse Unit With Offices
- Excellent location close to J28 M6 and J8 M61 motorways
- Close to village centre
- Excellent eaves height
- High quality specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Unit F, Buckshaw Link, Buckshaw Village, Chorley, PR7 7EL

Location

The property is situated on the established Buckshaw Link Business Park, close to the centre of Buckshaw Village on the edge of Chorley.

Occupiers in the vicinity include Tesco supermarket, Flower Vision, The English Trading Co. and an Aldi supermarket.

Description

Buckshaw Link is a highly prestigious development set on 11 acres adjacent to the main village centre in Buckshaw Village.

It comprises 20 modern warehouse/industrial units built to the highest specification.

Unit F has a high quality finish, including the following :

- ~ 8m minimum clear height to the underside of haunch
- ~ 2 electrically operated level access doors
- ~ ample yard and parking provision
- ~ high specification fully fitted offices
- ~ 37.5 Kn2 reinforced concrete floor with powder float finish

Externally there is a large yard to the front providing parking and loading space

Accommodation

The accommodation extends to 14,713 sq.ft including approximately 1,400 sq.ft of first floor offices

Rental

£132,417 per annum

Lease Terms

The property is available by way of a new lease for a minimum term of 10 years on a full repairing and insuring basis.

The tenant is to be responsible for all the costs of occupation, including business and water rates, electricity and gas.

The rent is subject to VAT at the prevailing rate

Service Charge

A service charge is levied on occupiers of the development to cover landscaping, external lighting, grit bins, etc. Further details on request.

Building Insurance

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

Deposit

The landlord reserves the right to request a rent deposit and/or references, as required.

Rating

the rateable value is £73,500 from 1st April 2023.

Legal Costs

Each party to be responsible for their own legal costs

VAT

Under the Finance Act 1989 and 1997 VAT may be levied on the rent. It is recommended that prospective tenants establish the VAT implications before entering into a binding agreement.

Services

It is understood that all mains services are available to the premises, including 3 phase power, gas, mains water and sewerage.

EPC

An EPC is available on request, although we understand that it has an assessment of C (70). <https://find-energy-certificate.service.gov.uk/energy-certificate/0040-9918-0351-1720-3004>

Planning

B1, B2 and B8 uses will be permitted.

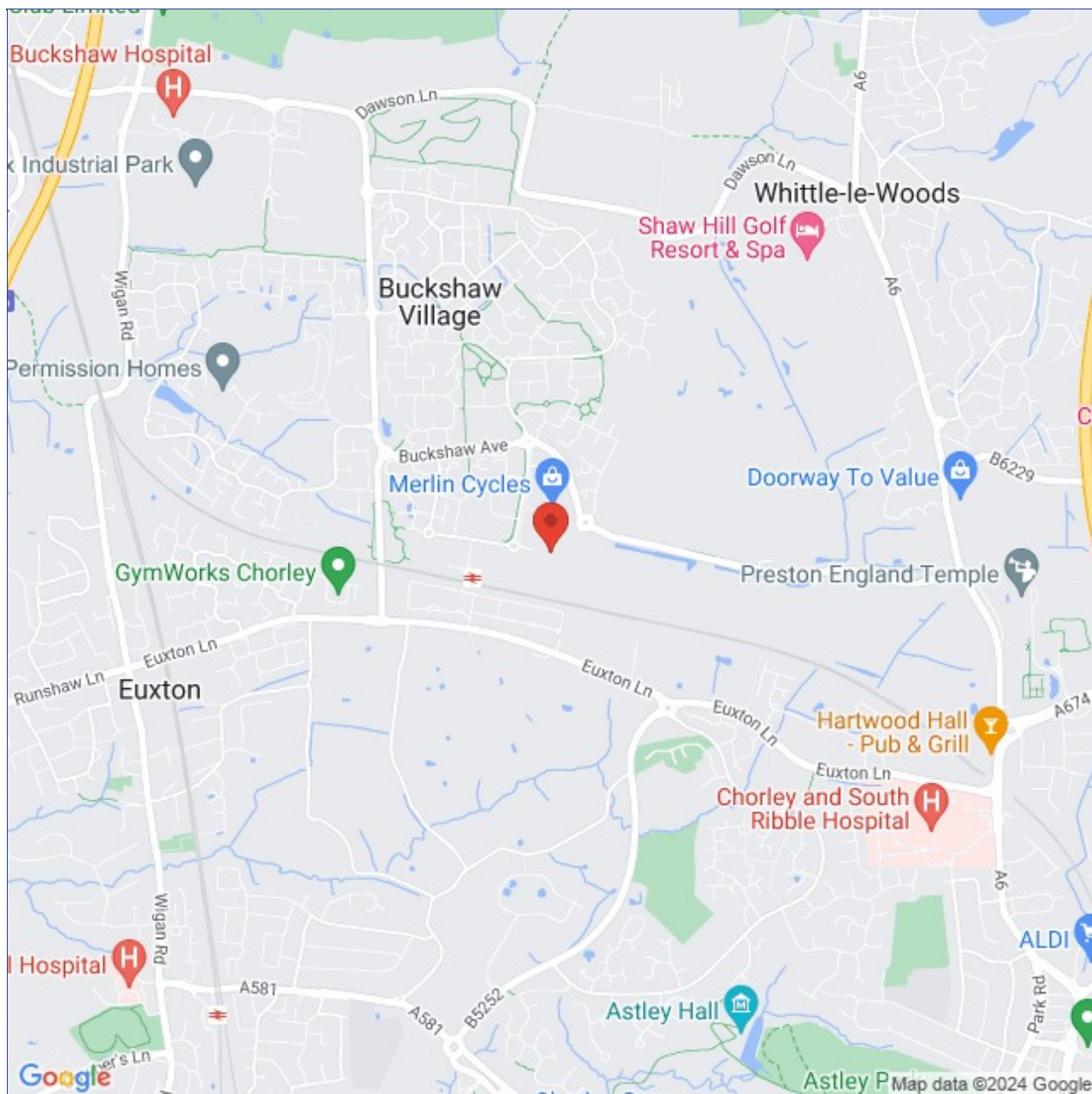
Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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