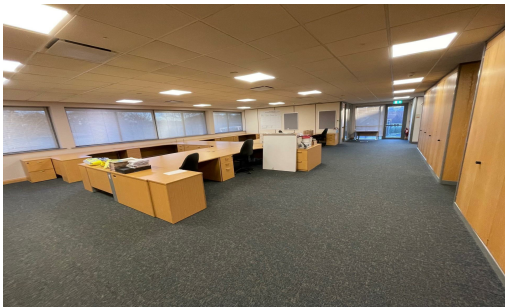


14 Eaton Avenue, Buckshaw Village, Chorley, PR7 7NA



FOR SALE or TO LET

Use - Office

Size - 11,137 Sq ft

Rent - £12.50 per sq. ft.

Price - Offers in the region of £1.75 million

- Two Storey Detached Headquarters Office Building
- Excellent location on Buckshaw Village
- Easy access to the national motorway network
- Rarely available purchase opportunity
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

The property is situated on the popular Buckshaw Village which is located within 1 mile of junction 28 of the M6 and 3 miles of junction 8 of the M61 motorways.

It is situated mid way between the towns of Leyland and Chorley which lie around 2 miles from the property.

Buckshaw Village benefits from excellent road and rail communications being easily accessible to the major towns of the North West including Blackburn, Bolton, Preston and Manchester.

Description

The property comprises a two storey detached headquarters office building of steel frame construction with brick work walls under a pitched tiled roof.

The property features the following specification:

- LED lighting throughout
- Comfort cooling and heating throughout
- Suspended ceilings
- Double glazed windows
- Lift (8 persons)
- Canteen and kitchen facilities
- A range of cellular and open plan office space
- W.C facilities on both levels

Externally there are 42 parking spaces within a well maintained landscaped environment.

In addition, there are electric car charging points.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	5,616 sq. ft
First Floor	5,521 sq. ft
Total	11,137 sq. ft

Price

Offers in the region of £1.75 million

Tenure

Understood to be long leasehold for a period of 999 years from July 2003 at a peppercorn rent. Further information on request.

Rental

£12.50 per sq. ft.

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent is to be paid quarterly in advance and will be exclusive to the costs of occupation which will include business and water rates, electricity and gas.

Service Charge

A service charge is levied on occupiers within the Matrix Park development. The service charge is £4,015 per annum, plus VAT

Legal Costs

Each party is to be responsible for their own legal costs.

Rating

The property is currently listed as having a rateable value of £130,000. Further details on request

EPC

An EPC is available on request.

VAT

VAT may be 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/tenant.

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

Availability

The property is available for immediate occupation.

Services

It is understood that all mains services are available to the property.

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It is the prospective purchaser/tenants responsibility to verify that all appliances are in working order.

Planning

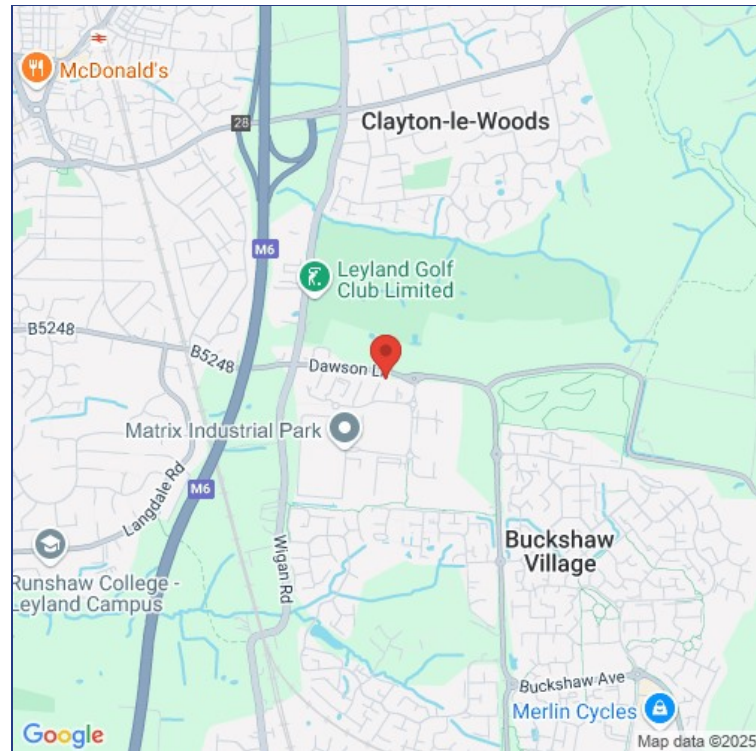
Office uses will be permitted.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01257 204 900



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Telephone: 01257 204900



Email: info@taylorweaver.co.uk

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