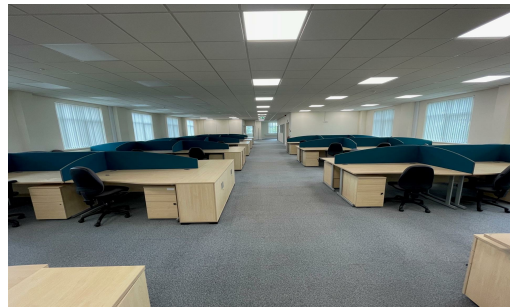


Chorley House, Lancashire Business Park, Leyland, PR26 6TT

TO LET



TO LET

Use - Office

Size - 7,000 - 13,905 Sq ft

Rent - From £70,000 - £140,000 per annum
plus VAT.

- Good quality specification
- Competitive rental
- Ample on site parking
- Easy access to the national motorway network



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Chorley House, Lancashire Business Park, Leyland, PR26 6TT

Location

Situated within Lancashire Business Park, Chorley House is directly accessible from the main estate road and Centurion Way.

Leyland town centre, Chorley and Preston are all within a 5 mile radius and junction 9 of the M6 motorway is close by and provides easy access to the remainder of the national motorway network.

Description

The property comprises a two-storey detached office building until recently occupied by the NHS.

The specification includes fully carpeted/vinyl floors, painted and decorated walls, LED lighting within a suspended ceiling, personnel lift, kitchen and amenity facilities.

The building is in an excellent condition and benefits from extensive car parking within landscaped grounds.

Accommodation

It is understood that the property extends to 13,905 sq.ft on two levels.

Consideration may be given to sub-dividing the property in to two floors to provide suites from circa 7000 sq.ft upwards.

Rental

From £70,000 - £140,000 per annum plus VAT.

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.

Service Charge

The rent is exclusive of service charge and building insurance which is recovered by the landlord separately and reviewed on an annual basis.

It is anticipated that the combined costs will be in the region of circa £18,900 per annum if the property is to be let as a whole.

If it is to be sub divided the service charge will increase. Further details on request.

Deposit

A rent deposit equivalent to 10% of the annual rent will be payable to the landlord and held for the duration of the lease.

Rating

The property has a current rateable value of £120,000 with rates payable expected to be in the region of £60,000.

Further details are available on request.

Legal Costs

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

VAT

VAT will be charged at the prevailing rate.

Services

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

EPC

The property has an EPC rating of D (79). The assessment expires in November 2031.

Viewing

Strictly via sole agent:

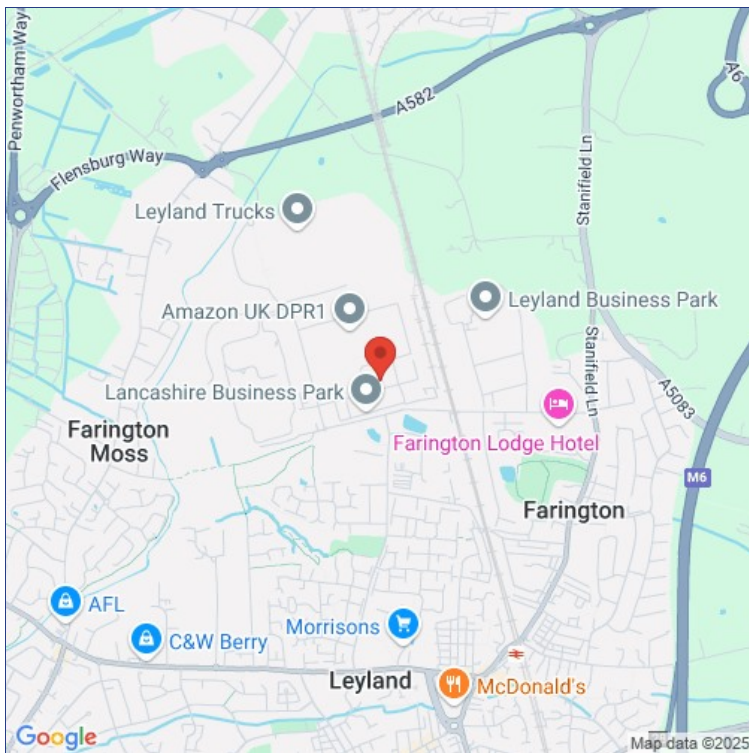
Taylor Weaver

Neil Weaver MRICS

E-mail: neil@taylorweaver.co.uk

Tel: 01254 699 030

Chorley House, Lancashire Business Park, Leyland, PR26 6TT



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.