



Unit 3 & 4, Chorley West Business Park, Chorley, PR7 1NL

Adjoining Office Buildings in an Established Business Location

Summary

Tenure	To Let
Available Size	3,076 sq ft / 285.77 sq m
Rent	£38,000 per annum
Rateable Value	£33,250 (Units 3 & 4 Combined)
EPC Rating	Upon enquiry

Key Points

- Popular Business Park
- Close to Various Amenities
- On Site Parking
- Convenient to M6
- Part Furnished Options Available
- Various Sized Offices
- Adjoining Unit

Location

Chorley West Business Park is situated within an attractive landscaped setting approximately 1 mile west of Chorley Town Centre in an established business location.

Access to the M61 motorway is available approximately 2 miles to the north east at Junction 8, from which point it is possible to link with the remainder of the North West and national motorway network.

Description

The property comprises a pair of adjoining high quality two storey office buildings of cavity brick construction under pitched tiled roof slopes.

The units incorporate central double glazed doors and windows, suspended ceilings including high specification office lighting, carpeted floors and gas fired central heating.

External areas are paved or tarmacadam surfaced and the accommodation has the benefit of 10 allocated on site parking spaces.

Internally the property comprises flexible well laid out accommodation and offers the opportunity for a new Lease to suit occupiers individual requirements.

Unit 3 internally accommodates 2 large open plan areas on both floors.

Unit 4 comprises various size office suites suitable for multiple uses including, meeting rooms, private offices, training rooms and staff area.

Units 3 and 4 are combined and interconnecting internally for ease of use.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Building - Unit 3	1,538	142.88
Building - Unit 4	1,538	142.88
Total	3,076	285.76

Lease Terms

Available on a new Tenants Full Repairing and Insuring Lease basis for a flexible term, incorporating periodic upward only rent reviews.

Rental

£38,000 per annum plus VAT.

Business Rates

Each unit has a separate Rateable Value

Unit 3: £16,500.

Unit 4: £16,750.

Services

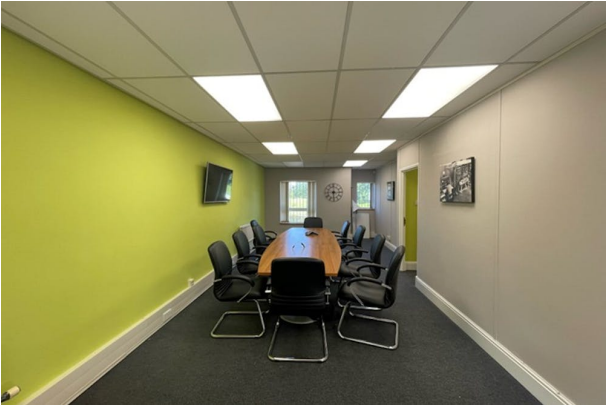
All mains services are available.

VAT

We are advised that VAT is applicable to the property.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Viewing & Further Information



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