

to let

Refurbished Office Building

142.8 m² (1,538 ft²)



Unit 4
Chorley West Business Park
Ackhurst Road
Chorley
PR7 1NL

- Popular Business Park
- Close to Various Amenities
- Currently Qualifies for 100% Small Business Rates Relief
- Furnished Option Available

MORGANWILLIAMS.com

01925 414909

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 good quality end-terraced two storey office building of cavity brick construction under pitched tiled roof.

The unit incorporates central double glazed doors and windows, suspended ceiling incorporating 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 5 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.

There is also an option to purchase the existing furniture, to include a lovely boardroom table with 10 no. chairs.

Accommodation

Net Internal Area

Total	142.8 m²	1,538 ft²
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Services

All mains services are available.

A gas central heating system to radiators is installed.

Rates

Rateable Value: £11,500.

Small Business Rates Payable: Zero.

Non-Small Business Rates Payable: £5,738.50.

Qualifying businesses will be eligible for a Small Business Rates Relief. Enquiries can be made through Warrington Borough Council.

Lease Terms

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

Rental

£20,000 per annum plus VAT.

Legal Costs

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

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Rob Bates

RBates@morganwilliams.com

For details of other properties, our website address is

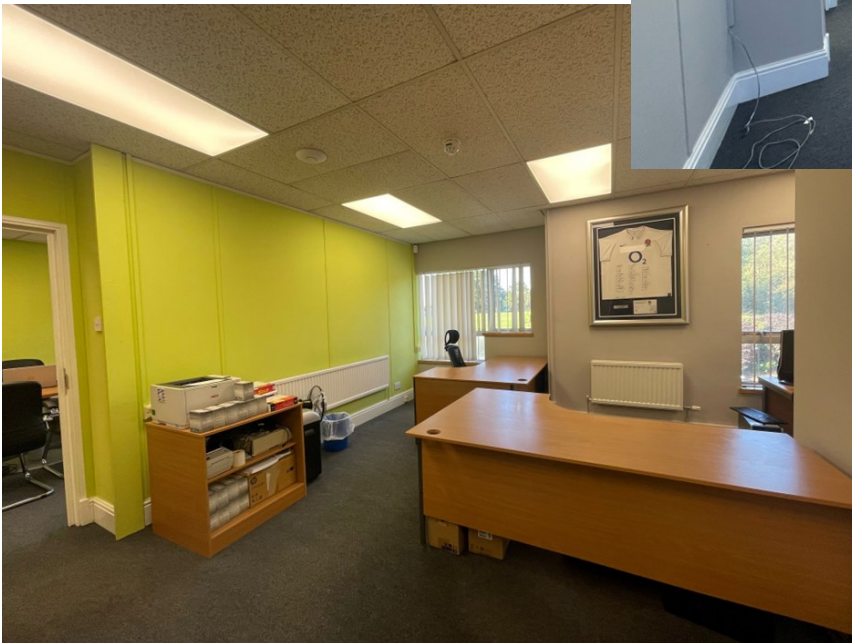
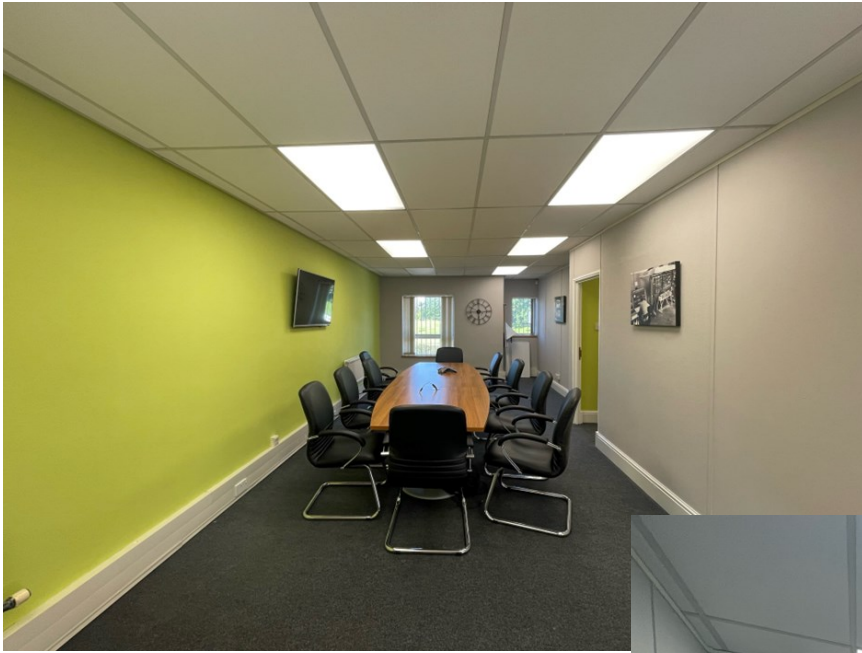
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SUBJECT TO CONTRACT

EPC Score - Available on Request

E&OE

- Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
- All rentals and prices are quoted exclusive and may be subject to VAT.



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