

# FOR LEASE

## NEW BUILD, BUSINESS / WORKSHOP / HYBRID UNIT

UNIT 10 VYKING ENTERPRISE HUB  
STANDISH STREET  
CHORLEY  
PR7 3AL

- NEWLY BUILD, BUSINESS / WORKSHOP / HYBRID UNIT
- LOCATED IN CHORLEY TOWN CENTRE
- TOTAL SPACE APPROX 1,420 SQ FT
- OPEN PLAN GROUND FLOOR AND MEZZANINE FLOOR
- ROLLER SHUTTER AND PERSONNEL DOOR
- WC FACILITIES
- ALLOCATED CAR PARKING TO THE FRONT
- INTERNAL VIEWINGS HIGHLY RECOMMENDED

**RENTAL: £14,950 PA EXC + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# VYKING ENTERPRISE HUB, STANDISH ST

## LOCATION

Vyking Enterprise Hub is located in the centre of Chorley on Standish Street, the entrance to which is directly opposite FORD Evans Halshaw dealership. Access Standish Street, directly off Bolton Street and opposite ASDA. Proceed up Standish Street and the entrance to Vyking Enterprise Hub is towards the top on the left. This convenient location also allows ease of access to both the M61 & M6 motorway networks.

## DESCRIPTION

New build business / workshop / hybrid unit, comprising:

- Open plan ground floor business space
- Max depth the ground floor: 11.4m approx.
- Mezzanine to the first floor rear, accessed via a wide staircase measuring approx. 1.3m in width.
- Eaves height approx. 5.6m
- Natural light via sky lights and rear mezzanine UPVC window.
- Roller shutter door and personnel access door
- WC
- Single phase electrics, mains gas & water
- Fire alarm
- On site allocated car parking to the front
- Suitable for various uses, S.T.P.P.

## ACCOMMODATION

Ground floor: 860 sq ft  
Mezzanine: 560 sq ft

**Total: 1,420 sq ft**

**Vehicle access / loading door:** 3m x 3m

Approx. measurements.

## BUSINESS RATES

To be confirmed

## SERVICES

The property benefits from single phase electrics, mains gas and water.

## ADDITIONAL IMAGES

Can be viewed overleaf.

## LEASE DETAILS/ LEGAL FEES

Available by way of a new FRI lease with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred in this transaction. Quote to be provided.

## EPC

Rating: B  
Certificate no: 6678-8212-6258-6661-3024  
Expiry: 30<sup>th</sup> July 2033

## SERVICE CHARGE

A service charge payable is levied on the estate to cover the cost of the site maintenance, external lighting, gritting and the provision of waste bins, etc. Further details are available on request. The current amount charged is £75 per calendar month. Details available on request.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

All figures quoted are plus VAT at the prevailing rate.

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01772 280500 Option 1 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

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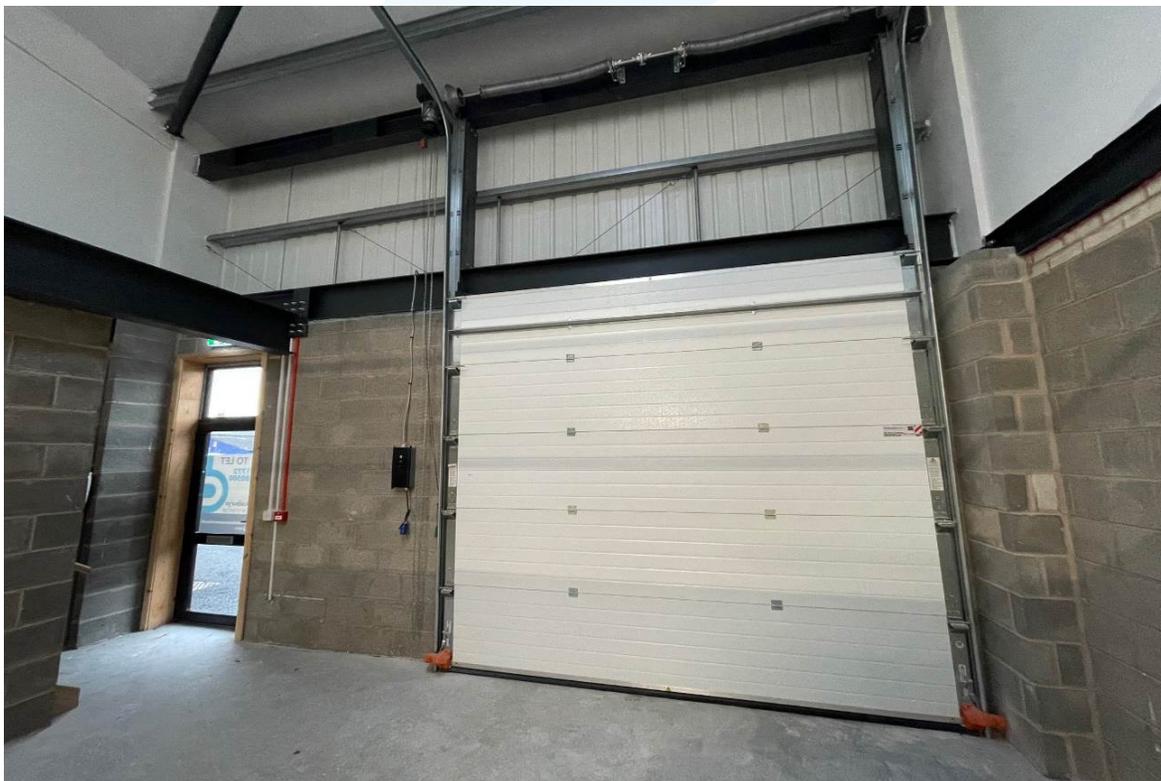
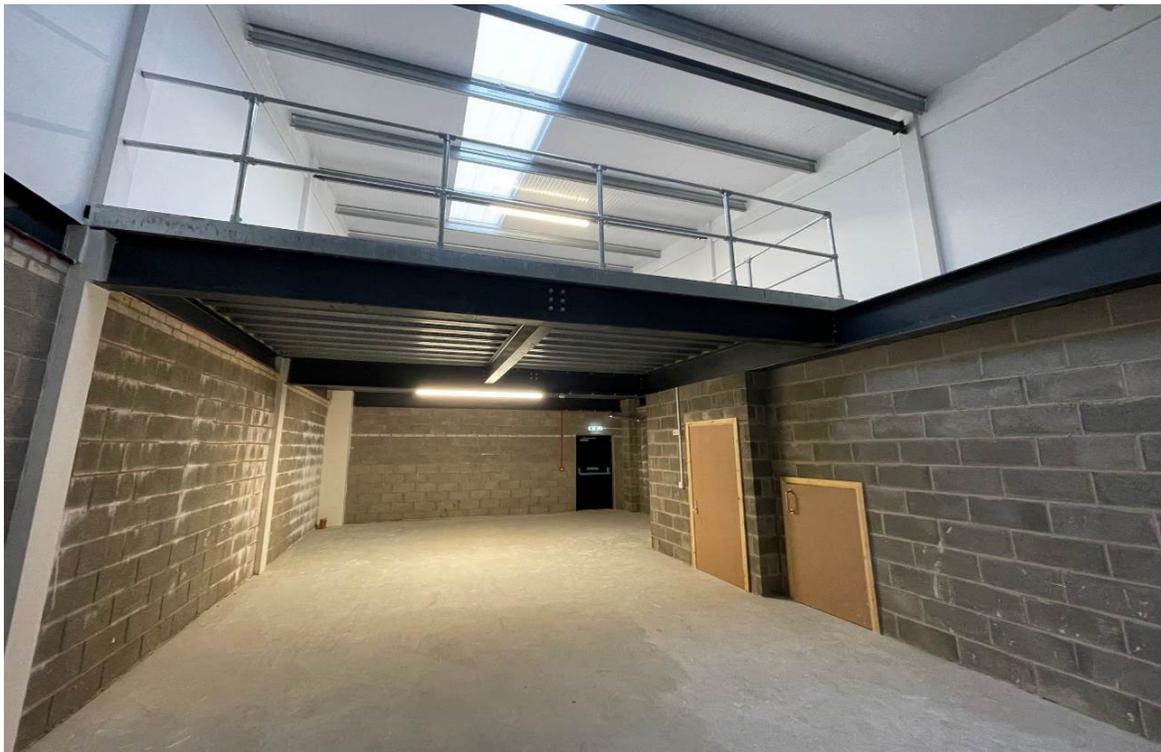
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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



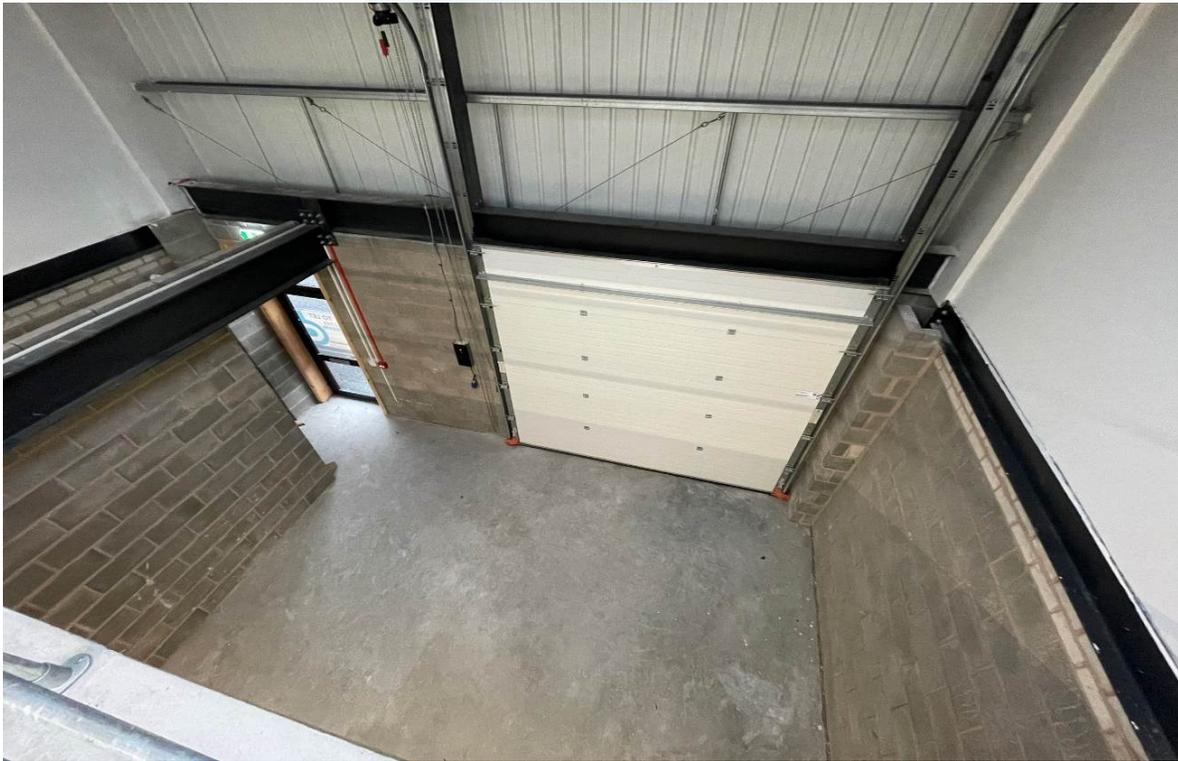
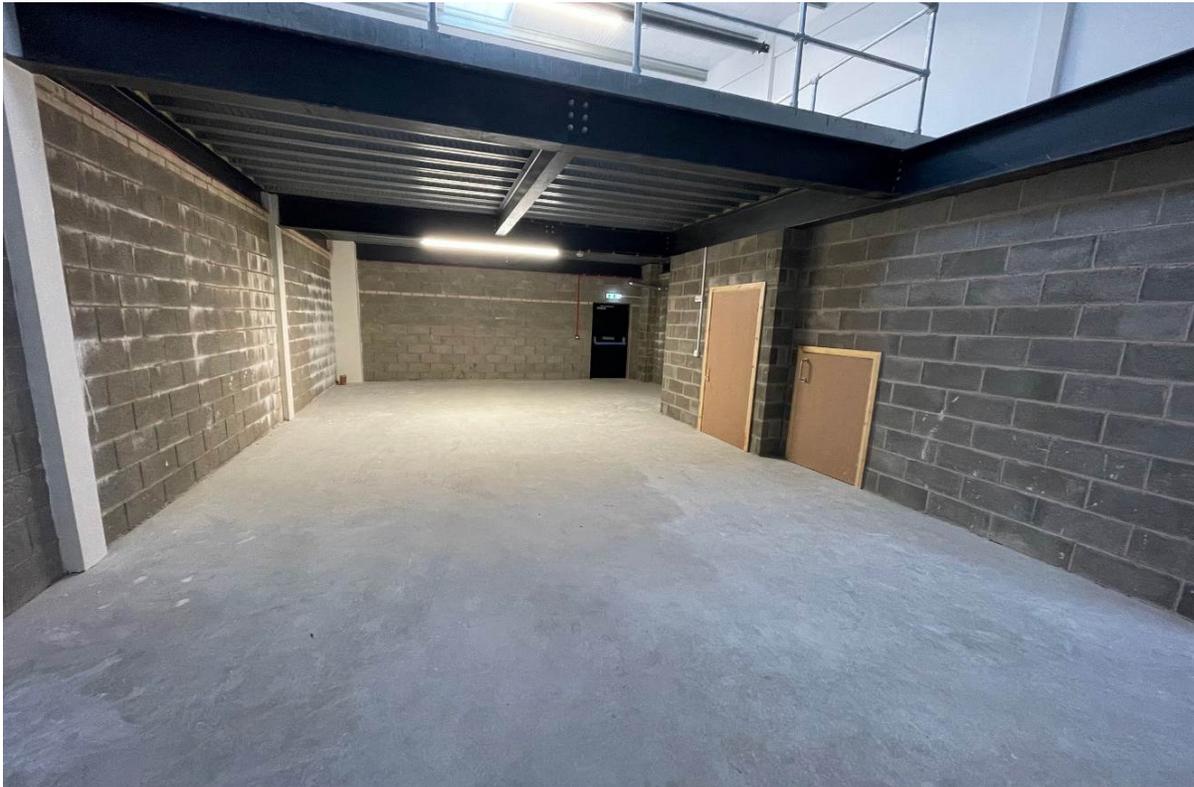


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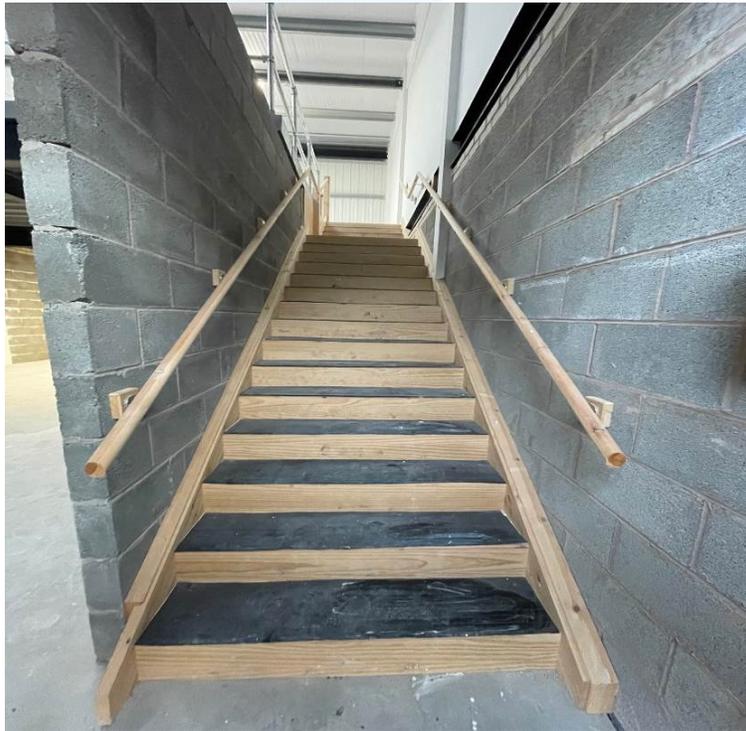




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