

**Unit 10, Vyking Enterprise Hub, Standish
Street, Chorley, PR7 3AH**



**New Terrace Warehouse Unit
1,350 sq. ft (125.42 sqm)**



Shared yard in secure site



Open plan warehouse with mezzanine



Close Proximity to Chorley Town Centre

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Location

Located in the centre of Chorley, convenient to all local amenities and within 2 miles (less than 5 minutes) from the M61, and subsequently the M6/M62.

Specification

- Steel portal frame with brick and steel cladding
- Mezzanine storage / office space
- Roller shutter door or pedestrian entrance
- W/C provision
- Under floor heating capabilities
- 2 car parking spaces
- Gas, Electric (100A Single Phase), Water
- High Speed Full Fibre

Accommodation

Floor	Sq ft	Sqm
Ground floor	810	75.25
Mezzanine	540	50.16
TOTAL	1,350	125.41

Rental Terms

£16,500 per annum exclusive

VAT

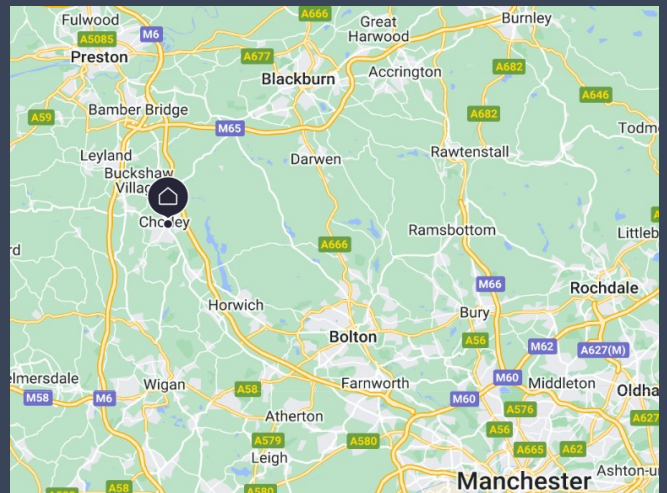
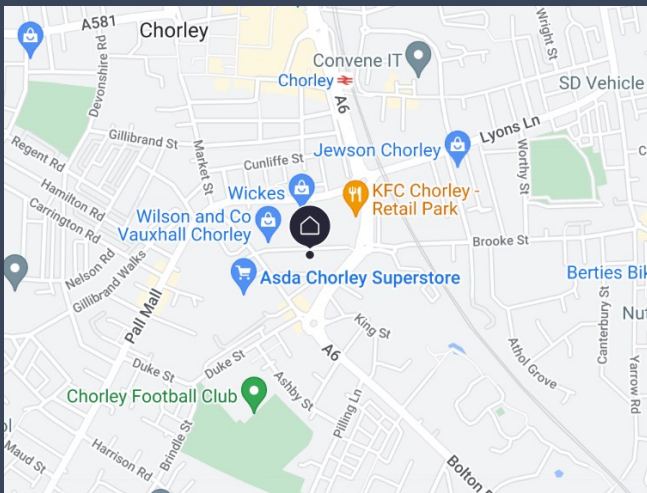
VAT is applicable and will be charged at the standard rate.

Legal Costs

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

EPC

The EPCs have been prepared and are available on request.



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