

**To Let**  
Available Summer 2024  
(subject to review)



# High Quality Refurbished Office Suites

104 - 311 SQ FT (9.66 - 28.89 SQ M)

📍 TURNER HOUSE, MARKET STREET, CHORLEY, PR7 2SE

# TW

Turner Westwell  
Commercial Agents



## KEY FEATURES

- High quality managed office accommodation (unfurnished)
- Available Summer 2024 (subject to review)
- Ideal start-up offices available on flexible lease terms
- Located in Chorley Town Centre
- All inclusive rental package providing cost certainty for Tenants
- Super-fast broadband included within the rental
- Zero Business Rates for qualifying occupiers
- On-site meeting room facilities
- Car parking available at additional cost
- Communal Kitchen and WC facilities



## LOCATION

Turner House is located prominently upon Market Street within Chorley Town Centre. The available office accommodation is situated above The Post Office, directly opposite Chapel Street. There are a number of amenities within walking distance of the property, including shops, cafes, bars and restaurants. Nearby occupiers include Lloyds TSB, Natwest Bank, Specsavers Opticians, Booths and Costa Coffee. In addition, there are a range of independent retailers and businesses within the immediate vicinity. Chorley Train Station is within a 5 minute walk with services direct into Manchester and the North, via Preston.

## DESCRIPTION

Turner House comprises a substantial, detached former banking hall premises. The accommodation within is arranged over lower ground, ground, first and second floors. The ground floor is occupied predominantly by The Post Office.

The managed office accommodation is situated at both first and second floors (although the first floor has floor level access). Access to the office centre is gained at the rear of the property via a communal entrance.

Each floor is to be sub-divided to create super, self-contained office suites, each with their own front-door and windows to aid natural lighting. The proposed suites will range from approximately 104 sq ft to 311 sq ft, although subject to early commitment, bespoke offices can be created to suit larger requirements.

Each floor is to be sub-divided to create superb, self-contained office suites, each with their own "front-door" and large windows to aid natural lighting.

The proposed suites will range from approximately 104 sq ft to 311 sq ft and would suit 1-to-4-person sized businesses, although subject to early commitment from prospective tenants, bespoke offices can be created and tailored to suit larger occupier requirements (including a full floor at approx. 143.5 sq m (1,545 sq ft).

Car parking available at the rear (at additional cost).

See attached proposed floorplans.

## SPECIFICATION

- High quality finished individual office suites
- Onsite meeting room facilities
- Competitive all-inclusive rentals
- LED lighting throughout
- Super-fast broadband and Wi-Fi connectivity (included within the rental)
- Contract quality carpet-tile floor finishes
- Communal WC and kitchen facilities
- Energy efficient wall mounted electric panel heating
- Immediate occupation available (Summer 2024 – subject to review)

## SERVICES

From our enquiries, we understand that mains electricity, water and mains drainage are connected to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances and therefore we are unable to comment upon their adequacy or condition.

## BUSINESS RATES

The individual office suites will be re-assessed for Business Rates purposes by the District Valuer / Local Rating Authority. Tenant's will each be responsible for their own business rates (and for applying for Small Business Rates Relief to benefit from zero rates, for those who qualify (i.e. this is your only business premises).

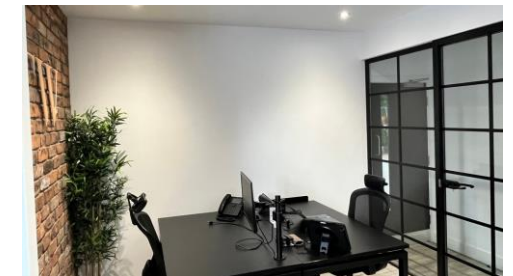
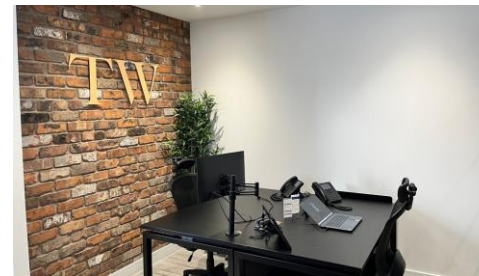
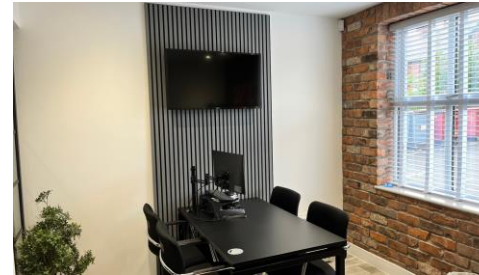
## LEASE TERMS

The individual suites are available for a minimum term of 12 months by way of a Licence Agreement provided by the Landlord. The Rent will be reviewed thereafter.

## RENTAL

See rental amounts in the table below.

[Car parking available at additional cost.](#)



## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq Ft	Rent (PA)
Suite 1/First Floor	104	£3,380 plus VAT
Suite 2/First Floor	223	£6,750 plus VAT
Suite 3/First Floor - RESERVED	108	£3,380 plus VAT
Suite 4/First Floor - RESERVED	179	£5,370 plus VAT
Suite 5/First Floor - RESERVED	311	£7,775 plus VAT
Suite 6/First Floor	138	£4,250 plus VAT
Suite 1/Second Floor	104	£3,380 plus VAT
Suite 2/Second Floor	223	£6,750 plus VAT
Suite 3/Second Floor	108	£3,380 plus VAT
Suite 4/Second Floor	179	£5,370 plus VAT
Suite 5/Second Floor	311	£7,775 plus VAT
Suite 6/Second Floor - RESERVED	138	£4,250 plus VAT
Suite 7/Second Floor - RESERVED	149	£4,470 plus VAT
Suite 8/Second Floor	143	£4,350 plus VAT

## VAT

VAT is applicable at the prevailing rent.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

## DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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**Important Notice** : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



FIRST FLOOR PLAN





**SECOND FLOOR PLAN**

