

Weir Mill, Crosse Hall Street, Chorley, PR6 0UH

**TO LET**



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Use - Industrial

Size - 15,482 Sq ft

Rent - £80,000 per annum plus VAT

- Refurbished Workshop/Warehouse
- Reasonable access to M61
- Established industrial area
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Weir Mill, Crosse Hall Street, Chorley, PR6 0UH

### Location

The property is situated at the end of Crosse Hall street in an established industrial/commercial area, approximately 1 mile from Chorley town centre.

Junction 8 of the M61 motorway is approximately 2.5 miles from the property.

### Description

The property comprises a twin bay manufacturing/warehouse premises with offices providing a total floor space of 15,482 sq.ft.

It is of brick built construction with a working eaves height of 3.87 metres and has a large roller shutter door.

The property has recently been refurbished to include the following:

- ~Over cladding of the roof with insulation and steel profile panels incorporating translucent panels.
- ~Full redecoration (currently being undertaken)
- ~Provision of LED lighting throughout the building.
- ~Improvements to the office and amenity facilities.
- ~New UPVC framed double glazed windows.

To the gable elevation there is a car park and loading area.

### Accommodation

We have calculated the gross internal area of the property to be as follows:

Ground Floor	
Workshop accommodation	14,058 sq.ft
First Floor	
Office/W.C facilities	1,424 sq.ft
Total	15,482 sq.ft

### Rental

£80,000 per annum plus VAT

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Building Insurance

Landlord to insure the building and charge the premium to the tenant. Further details are available on request.

### Rating

The property has a ratable value of £31,750 with rates payable in the region of £16,000.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

It is understood that all mains services are connected to the property.

### EPC

An EPC will be made available on request.

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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