

Units 8 / 9, Vyking Enterprise Hub, Standish Street, Chorley, PR7 3AL

**TO LET**



## TO LET

Use - Industrial

Size - 1,428 - 2,856 Sq ft

Rent - £15,500 per annum, plus VAT per unit

- Brand New Industrial/Business Units Located Within Chorley Town Centre
- High quality specification
- Includes mezzanine area
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Units 8 / 9, Vyking Enterprise Hub, Standish Street, Chorley, PR7 3AL

### Location

The site is situated in Chorley town centre just off the A6 and behind the well established Chorley retail park which is home to retailers such as KFC, Subway and Wickes amongst many others.

The newly constructed development is less than 2 miles from junction 8 of the M61 motorway, and 500 yards from Chorley train and bus station.

### Description

Vyking Enterprise Hub is a parade of newly constructed industrial/business units which would be suitable for various uses.

The full development comprises of two separate runs of units with a central yard / parking area which is shared for all occupiers. The properties are of steel portal frame construction with brickwork walls and insulated profile steel cladding to both walls and roof including double skin translucent roof panels above.

Internally the unit will comprise solid concrete floor and toilet facilities on the ground floor with a concrete mezzanine towards the rear.

### Accommodation

The premises have been measured on a gross internal area as follows:

<b>Unit 8</b>	
Ground Floor	838 sq.ft
Mezzanine	590 sq.ft
<b>Total</b>	<b>1,428 sq.ft</b>
<b>Unit 9</b>	
Ground Floor	838 sq.ft
Mezzanine	590 sq.ft
<b>Total</b>	<b>1,428 sq.ft</b>

\* It is possible for one occupier to take both units. Further details are available on request.

### Rental

£15,500 per annum, plus VAT er unit

### Lease Terms

The property is available to lease by way of a new FRI lease for a minimum period of 5 years.

### Service Charge

A service charge is levied on occupiers of the development to cover landscaping, external lighting etc. Further details are available on request.

### Building Insurance

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

### Deposit

A deposit equating to 3 months rent will be required.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

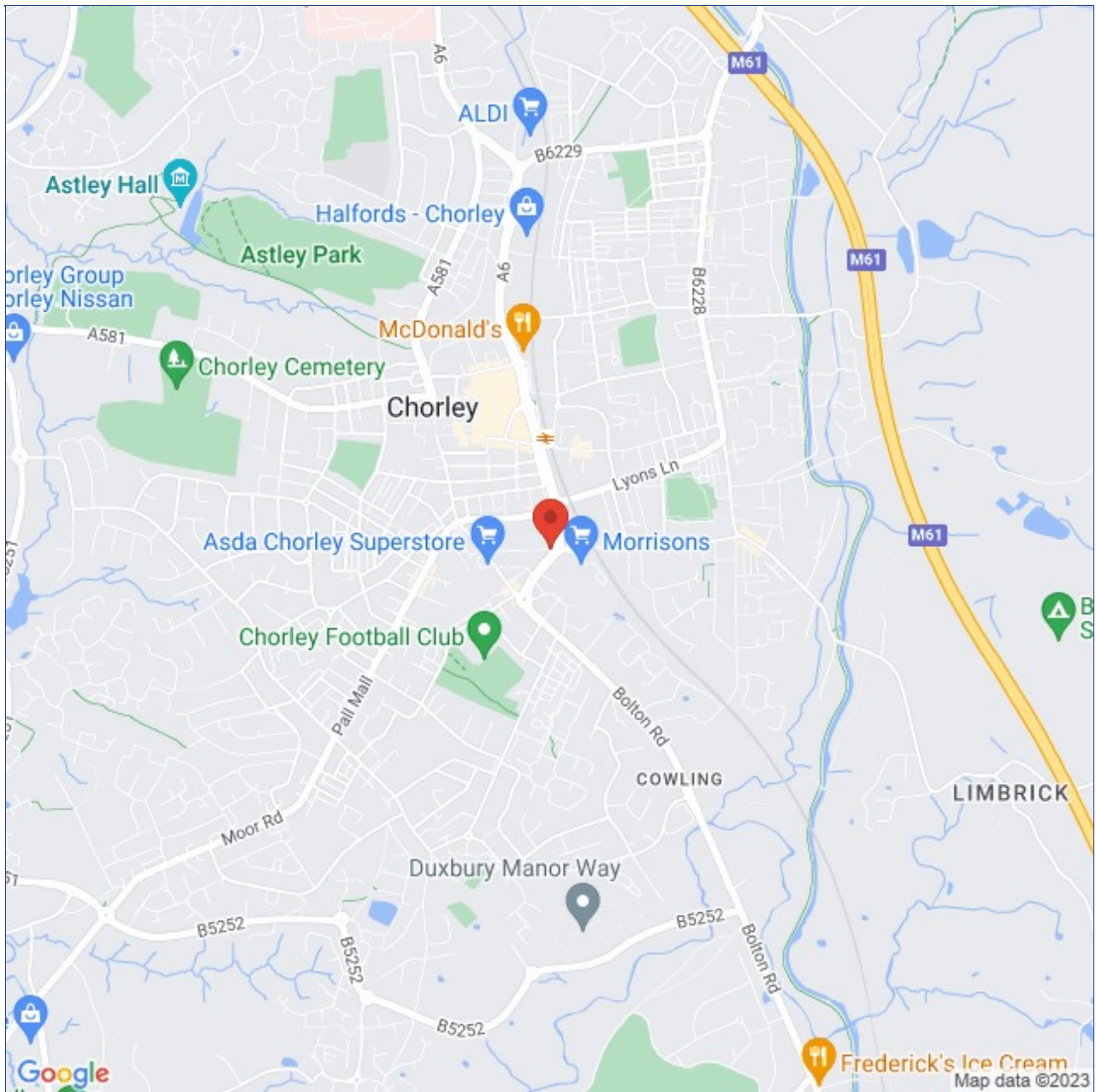
### Services

The property benefits from single phase electricity with mains gas and water.

### Viewing

Strictly via agents Taylor Weaver  
Neil Weaver  
Director  
Tel: 01254 699 030





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