



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

TO LET

MODERN OFFICE ACCOMMODATION
FROM 237 - 6,020 SQ FT (23 - 559 SQ M)



ACKHURST BUSINESS PARK

CHORLEY, LANCASHIRE, PR7 1NY

**ONE OF
LANCASHIRE'S
PREMIER BUSINESS
LOCATIONS**

www.ackhurstbusinesspark.co.uk

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BUILDINGS KEY:

1	Lynton House	5	Sandringham House	9	Blenheim House	13	Lancaster House
2	Conway House	6	Chatsworth House	10	Lincoln House	14	Stirling House
3	Balmoral House	7	Wilton House	11	Rochester House	15	Levens House
4	Windsor House	8	Kensington House	12	Arundel House	16	York House

DESCRIPTION

Ackhurst Business Park is one of Lancashire's premier business locations incorporating a range of modern detached office buildings set in fully maintained landscaped grounds.

Covering 84,329 sq ft, accommodation is available from individual flexible Innovate office suites, to 'own front door' pavilion buildings. Each of the 16 buildings are finished to a high specification to meet the needs of the modern occupier.

SPECIFICATION

- On-Site Car Parking
- Attractive Landscaped Environment
- Part Skirting Level Trunking and Part Raised Floors
- Suspended Ceilings
- Category II Lighting
- Double Glazed Windows
- Gas Central Heating
- Overnight & Weekend on Site Security





INNOVATE OFFICES

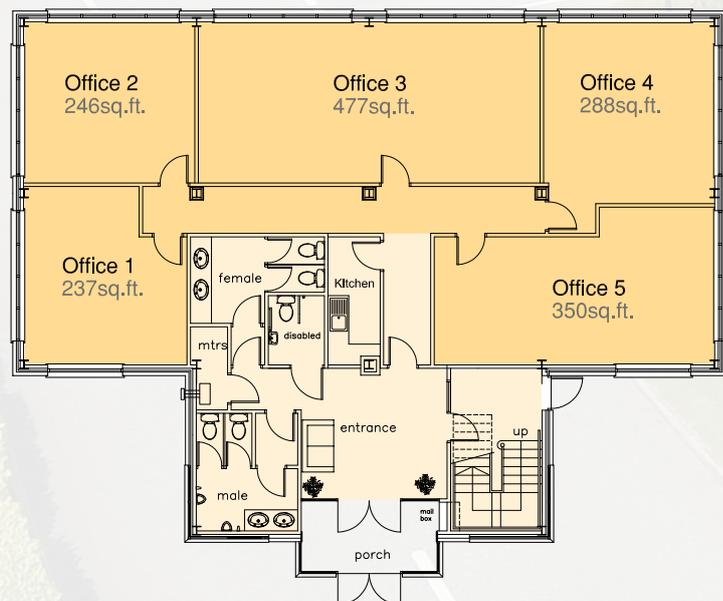
The Innovate @ Ackhurst Business Park offices are located on the Ground & First Floors of Arundel House, and the First Floor of Conway House; and provide a range of flexible small suites from just 3 persons upwards.

The Innovate offices incorporate an inclusive pricing structure, delivering the ideal solution for start-up and small businesses looking for quality space. These offices provide quality accommodation at an affordable rate, offering inclusive deals.

Innovate offices are available on a flexible basis at competitive rents. Charges for gas, water, maintenance, and service charge are all included within one monthly bill. The tenant is responsible for paying the business rates to the local authority and electricity usage is charged back to the tenant.

ACKHURST BUSINESS PARK IS THE IDEAL PLACE TO GROW YOUR BUSINESS

EXAMPLE FLOOR PLAN



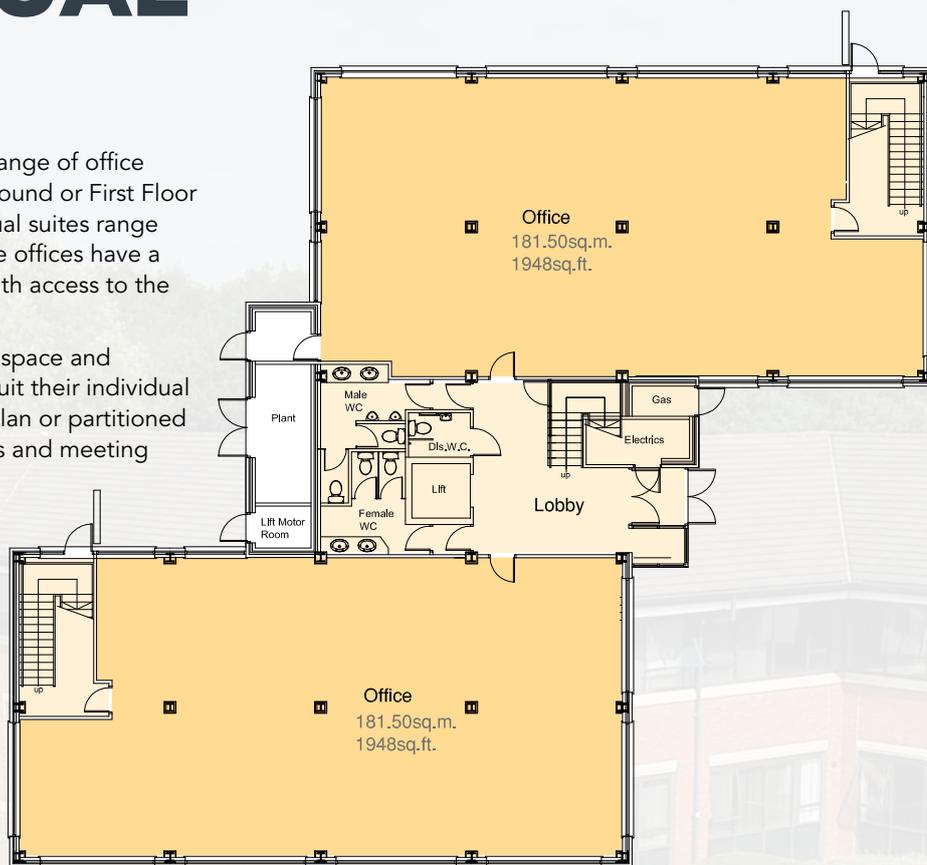
INDIVIDUAL SUITES

Ackhurst Business Park provides a range of office buildings which can be split into Ground or First Floor self-contained office suites. Individual suites range from 865 sq ft up to 3,874 sq ft. The offices have a central communal entrance foyer with access to the first floor.

The office suites offer a larger floor space and companies can tailor the space to suit their individual requirements, whether it be open plan or partitioned to provide a range of smaller offices and meeting rooms. The common areas include wc, kitchen etc.

There are a range of flexible leasing options available.

TYPICAL FLOORPLANS

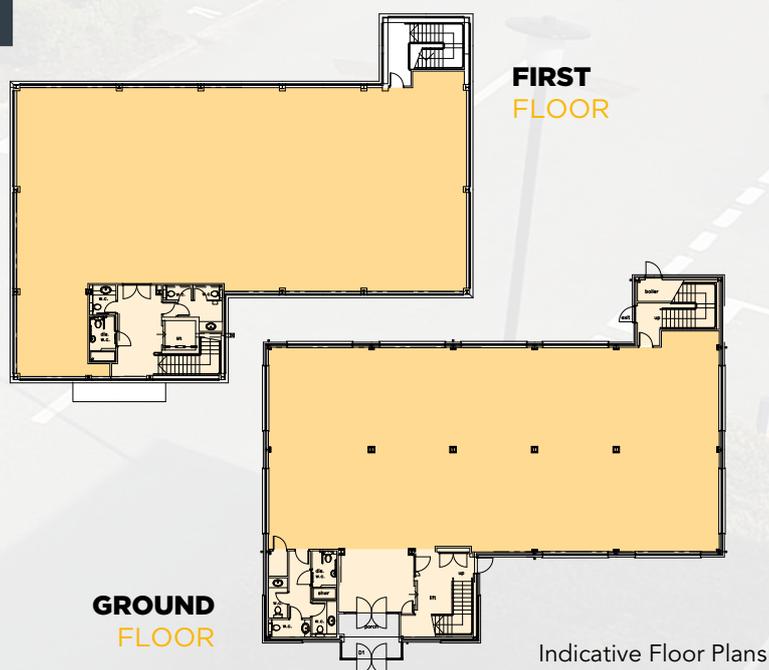




'OWN FRONT DOOR' BUILDINGS

If you find you have outgrown your office suite, Ackhurst Business Park can also offer a range of dedicated 'own front door' office buildings, which range from 4,215 sq ft up to 6,020 sq ft. The buildings provide ground and first floor office accommodation with dedicated car parking.

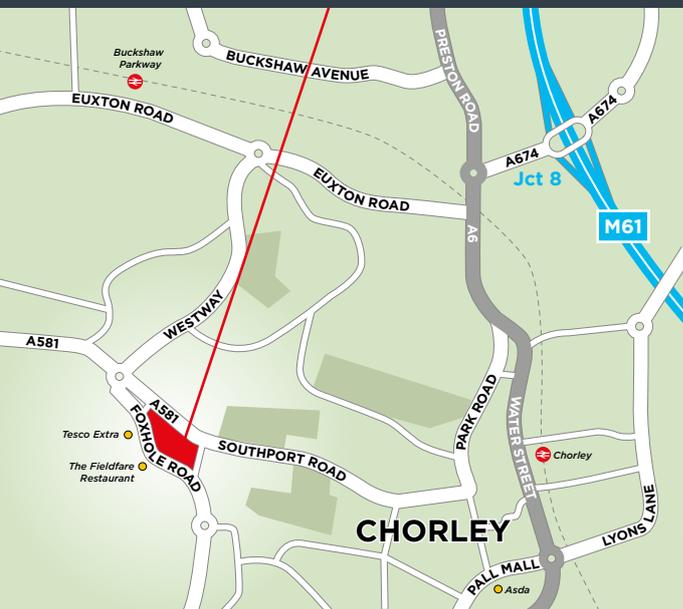
The buildings are available by way of a lease agreement.



Supporting SME Expansion and Relocation



ACKHURST BUSINESS PARK



LOCATION

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately 1 mile from Chorley town centre and in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally. Chorley and Euxton railway stations offering direct connections to Manchester and the West Coast Main railway lines, are both located 1 mile from the Business Park.

In the immediate vicinity occupiers can also benefit from Tesco Express Superstore and Fieldfare Pub.

Local occupiers include NFU Mutual, EGE Carpets, ISG Retail & Leisure, Synexus, North West Projects Ltd, Chorley Building Society and the Headquarters of Northern Trust.



GOOD LOCAL AMENITIES



DRIVE TIMES

Chorley Town Centre	1 Mile
M61	2.5 Miles
M6	3 Miles
M65	6 Miles
Preston	9 Miles
Bolton	15 Miles
Manchester	25 Miles
Manchester Airport	30 Miles



EXCELLENT TRANSPORT LINKS

EPC

The EPC ratings on the available units range from B37 to E107. Copies of individual EPC's are available on request.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact one of the joint letting agents.



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