

TO LET

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com

**GROUND AND FIRST FLOOR OFFICE SUITES
WITH PARKING**
FROM 26.01 SQ M (280 SQ FT) TO 40.51 SQ M (436 SQ FT)



**SUITES 3, 5 & 11
HEARLE HOUSE
EAST TERRACE BUSINESS PARK
EUXTON LANE
CHORLEY
PR7 6TB**

**From
£5,320
Per annum
Inclusive**

- High quality refurbished offices
- Immediate occupation available
- Each suite independently wired for broadband – high speed internet connection
- 2 allocated car parking spaces per suite
- 24/7 access to building/barrier on car park
- Flexible lease terms – minimum 12-month agreement
- Rental includes electric and service charges
- Strategically located with excellent access to M6 & M61 motorways



LOCATION

East Terrace Business Park is a modern, strategically located office development situated adjacent to Buckshaw Village, which comprises a mixture of commercial and residential users.

The property is also adjacent to Chorley Business and Technology Centre fronting Euxton Lane.

The offices lie between both the M6 and M61 motorways with nearby access to the M65 motorway also.

DESCRIPTION

The subject property comprises a modern interlinked two-storey office building, forming part of a block of three similar units, arranged over ground and first floor levels.

There are 2 dedicated car parking spaces per suite.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
Ground Floor - Suite 11	26.01	280
First Floor - Suite 3	40.51	436
First Floor - Suite 5	36.05	388

LEASE TERMS & RENTAL

Available by way of a new Internal Repairing & Insuring Lease for a minimum term of 12-months.

DESCRIPTION	RENTAL	AVAILABILITY
Ground Floor - Suite 11	£5,320 per annum plus VAT	Available
First Floor - Suite 3	£8,181 per annum plus VAT	Available
First Floor - Suite 5	£7,377 per annum plus VAT	Available 1 st April 2024

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable.

BUSINESS RATES

Suite 11: £3,150

Suite 3: £5,000

Suite 5: Re-assessment required

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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