

**UNIT L, LOW MILL INDUSTRIAL ESTATE, TOWN LANE,  
WHITTLE LE WOODS, CHORLEY, LANCASHIRE, PR6 7DJ**



**10,551 Sq Ft (914.51 Sq M)**

- **WAREHOUSE / WORKSHOP ACCOMMODATION**
- **CONCRETE SURFACED SECURE YARD TOTALLING 0.3 ACRES**
- **1.5 MILES JUNCTION 8 OF M61**



## LOCATION

The premises are located on Low Mill Industrial Estate on Town Lane, within Whittle Le Woods. Town Lane is situated just off Chorley Old Road, which offers easy connection to the A6, within close proximity to Junction 8 of the M61 Motorway, which runs between Preston and Manchester. Chorley Town Centre is approximately 2 miles South and Preston 8 miles North.

## DESCRIPTION

The property comprises of a modern, detached, steel portal frame with part blockwork wall elevations, clad beneath a pitched steel sheet roof.

Internally, the property provides an open plan warehouse/manufacturing space with singular office, WC and kitchen facilities. Additional storage is also available adjoining the unit.

Access is via an electric roller shutter door to the front of the property and a manual sliding door to the side.

Externally, there is a good size concrete surfaced yard/ car parking area to the side of the unit, which is perimeter fenced with a secure electric gate to the front of the site.

## ACCOMMODATION

	Sq.Ft	Sq.M
Warehouse	9,844	848.41
Secure Yard	0.3 Acres	

(Measurements to be confirmed)

## SERVICES

We understand the premises benefit from all mains services including gas, three phase electricity and water. None of the services have been tested.

## RENTAL

£50,000 per annum plus VAT.

## LEASE TERMS

The unit is available by way of a new full repairing and insuring lease for a minimum term of three years.



## LEGAL FEES

Each party to be responsible for their own legal fees.

## RATES

The rateable value is currently unavailable on the VOA website and enquiries should be made with Chorley Council on 01257 515151.

## VAT

Rents and prices where quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## EPC

An Energy Performance Certificate has been prepared, and can be made available on request.

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.

## VIEWING

Strictly by appointment with the Sole Agents, NOLAN REDSHAW.

Contact: Harry Bowers  
TEL: 0161 763 0826  
Email: [harry@nolanredshaw.co.uk](mailto:harry@nolanredshaw.co.uk)



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

