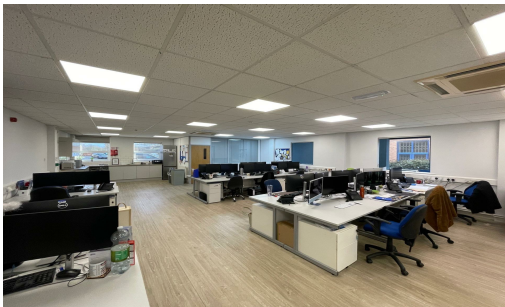


East Terrace, Euxton Lane, Chorley, PR7 6AF



FOR SALE or TO LET

Use - Office

Size - 5,625 Sq ft

Rent - £65,000 per annum

Price - £895,000

- MODERN DETACHED TWO STOREY OFFICE BUILDING
- AVAILABLE DUE TO RELOCATION
- Business park setting
- Easy access to the motorway network
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

The property is situated on the popular Buckshaw Village which is located within 2 miles of junction 28 of the M6 and 3 miles of junction 8 of the M61 motorways.

The village is situated mid way between the towns of Leyland and Chorley which lie around 2 miles from the property.

It benefits from excellent road and rail communications being easily accessible to the major towns of the North West including Blackburn, Bolton, Preston and Manchester.

The property is situated within the Chorley Business & Technology Park, an established office, commercial and leisure park.

Description

The property comprises a two storey detached headquarters office building of steel frame construction with brick work walls under a pitched steel profile roof.

It features the following high specification:

- LED lighting throughout
- Comfort cooling/heating and gas fired heating
- Suspended ceilings
- Double glazed windows
- Kitchen facilities
- A range of cellular and open plan office space
- Refurbished W.C facilities on both levels
- Solar panels
- High quality floor coverings

Externally there are 33 parking spaces (some double parked space) within a landscaped environment.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	Reception	148 sq.ft
	Office/Kitchen	2,472 sq.ft
	Print Room	128 sq.ft
	Stores	109 sq.ft
First Floor	Offices	2,687 sq.ft
	Stores	82 sq.ft
TOTAL		5,625 sq.ft

Price

£895,000

Tenure

Freehold

Rental

£65,000 per annum

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.

The rent is to be paid quarterly in advance and will be exclusive to the costs of occupation which will include business and water rates, electricity and gas.

Building Insurance

In the event of a lease the Landlord will insure and re-charge to the Tenant

Legal Costs

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

Rating

The property is currently listed as having a rateable value of £59,000 with rates payable in the region of £32,450.

EPC

An EPC is available on request.

VAT

VAT may be applicable to figures quoted in these particulars.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Availability

The property is available from early Summer 2025

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Services

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

It is the prospective purchaser/tenants responsibility to verify that all appliances are in working order.

The property has solar panels which generate 16,500 Kw hours per year.

Planning

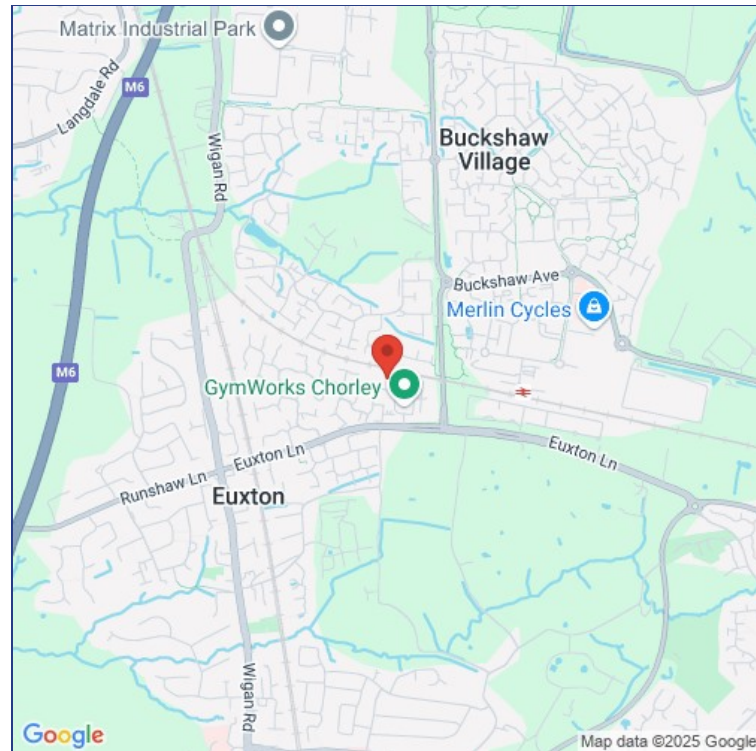
Office uses will be permitted.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01257 204 900



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