

First Floor Suite, Windsor House, Ackhurst Business Park, Chorley, PR7 1NY

**TO LET**



## TO LET

Use - Office

Size - 1,135 Sq ft

Rent - £19,750 per annum plus service charge

- High Quality Modern Office Suite
- Modern office accommodation
- Ample on site parking
- Good access to M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01257 204900

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### Location

Ackhurst Business Park is situated in one of Chorley's prime office development areas. Located approximately one mile from Chorley town centre and close to the national motorway network, it offers quick and easy access throughout the region.

Euxton Railway Station and Buckshaw Parkway Railway Station are within 0.75 mile of the business park.

Occupiers in the vicinity include a Tesco Extra Superstore, Marston's pub and tenants within the development include the NFU Mutual, Chorley Building Society, T. Clarke and the headquarters of Northern Trust.

### Description

Ackhurst Business Park is one of Lancashire's premier business locations.

Windsor House comprises a detached two storey office building constructed to a high specification to meet the requirements of modern day business occupiers.

The suite benefits from gas fired central heating, double glazed windows, suspended ceilings incorporating recessed lighting and ancillary WC and kitchen facilities.

Parking is available in landscaped grounds.

### Accommodation

The following suite is available:

Suite	Size (sq.ft)	Rent (Pa)	Service Charge (Pa)	Rateable Value
FF 2	1,135	£19,750	TBC	£14,750

### Rental

£19,750 per annum plus service charge

### Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years on an effective full repairing and insuring basis.

### Service Charge

A service charge is levied on occupiers which covers security, landscaping, gritting, external lighting, etc. Details on request.

### Rating

See schedule

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars

### Services

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

### EPC

Full details on request

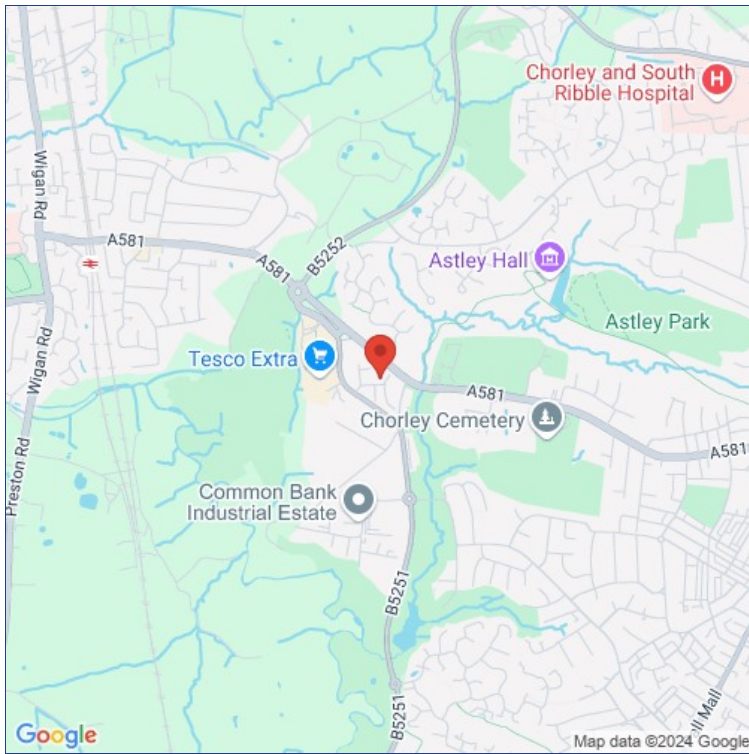
### Parking

Further details on request.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01257 204900

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