

Ground Floor, Suite A, York House, Ackhurst Business Park, Chorley, PR7 1NY

**TO LET**



## TO LET

Use - Office

Size - 3,661 Sq ft

Rent - £61,140 per annum plus VAT.

- High Quality Ground Floor Office Suite with Parking
- Modern office accommodation
- Easy access to the M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

Ackhurst Business Park is situated in one of Chorley's prime business locations approximately 1 mile to the West of Chorley town centre and with easy access to the national motorway network.

Occupiers on the development include Chorley Building Society, Northern Trust, Taziker and Ipsum.

### Description

A high quality ground floor office suite benefitting from the carpet tile floors, perimeter trunking, fully double glazed, reception area with w.c and cleaners store, predominantly open plan accommodation and suspended ceiling incorporating recessed lighting.

To the outside there is parking for approximately 15 vehicles.

### Accommodation

We have calculated the net internal area of the premises to be 3,661 sq.ft.

### Rental

£61,140 per annum plus VAT.

### Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years to be held on effective full repairing and insuring terms.

### Service Charge

A service charge is levied on occupiers within the development to cover landscaping, gritting, external lighting and waste removal etc. The service charge is expected to be in the region of £6.00 per sq.ft.

### Deposit

A deposit will be required and is to be paid in advance and to be held for the duration of the term. Full details are available on request.

### Rating

The property has a ratable value in the region of £52,000 with the rates payable expected to be in the region of £26,000

### Legal Costs

Each party is 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 connected to the premises.

### EPC

An EPC is available on request.

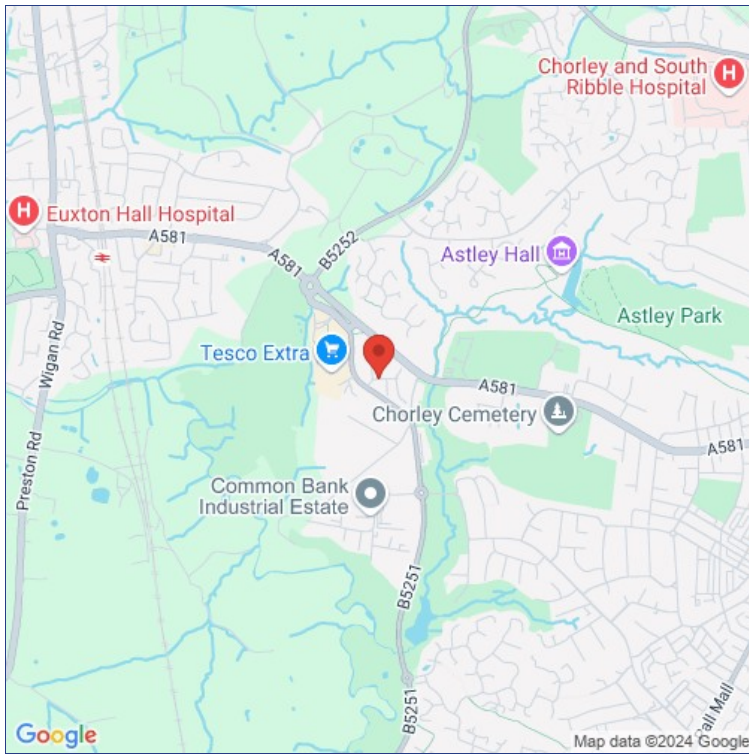
### Planning

The property has planning consent for its established use as an office building.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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