

The Pump House, Lower Healey Business Park, Froom Street, Chorley, PR6 9AR

**TO LET**



## TO LET

Use - Office

Size - 400 Sq ft

Rent - £7,500 per annum plus VAT.

- Single Storey Detached Office Unit
- 400 Sq.ft
- Secure site with 24 hour access
- Reasonable access to the national motorway network



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## The Pump House, Lower Healey Business Park, Froom Street, Chorley, PR6 9AR

### Location

The business park is situated in a predominantly industrial area with extensive frontage to the M61 motorway approximately 0.75 miles from Chorley town centre.

Junction 8 of the M65 motorway is around 2.5 miles from the site.

### Description

Lower Healey Business Park provides a substantial commercial development which has been sub divided to provide good quality industrial and office units within a secure site.

The Pump House is a detached single storey brick built office building providing an open plan office, boardroom, kitchen and W.C facilities.

It is situated adjacent to the Mill Lodge providing an attractive outlook.

Extensive parking is available within the complex.

### Accommodation

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

Front Office	215 sq.ft
Board Room	151 sq.ft
Kitchen	34 sq.ft
W.C Facilities	
Total	400 Sq.ft

### Rental

£7,500 per annum plus VAT.

### Lease Terms

The suite is available by way of a new FRI lease for a minimum period of 3 years.

### Service Charge

A service charge of £170 per annum and building insurance £260 per annum is charged to the occupier.

### Deposit

A deposit of £1,875 will be required.

### Rating

The property has a ratable value of £3,150 and therefore eligible businesses will be able to claim small business rates relief. Further details are available on request.

### Legal Costs

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

### VAT

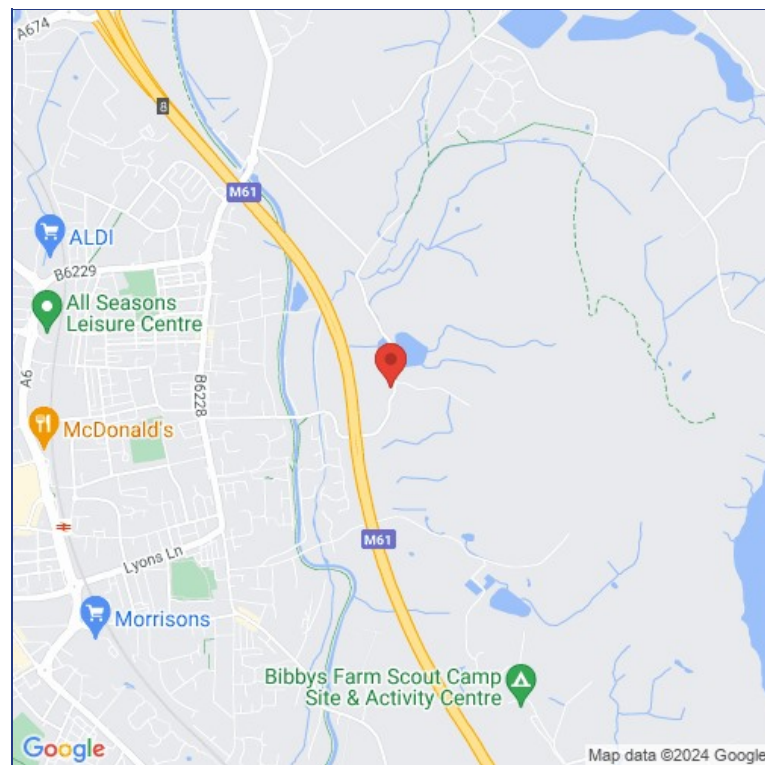
VAT is applicable to figures quoted within these particulars.

### Services

With the exception of gas, all mains services are available to the unit.

### Viewing

Strictly via sole agent Taylor Weaver  
Rebecca Weaver  
01254 699 030



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