

Unit 23-25, Chorley Central Business Park, Stump Lane, Chorley, PR6 0BL

TO LET



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Use - Industrial

Size - 2,822 Sq ft

Rent - £29,950 per annum

- High Quality Light Industrial/Trade Counter Unit
- Good quality specification
- Flexible Terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

The property is situated on the established Chorley Central Business Park, off Stump Lane, on the edge of Chorley town centre, with excellent access to Junction 8 of the M61 motorway.

This is an established industrial & office area with occupiers in the vicinity including Stuart Longton Caravans, Royal Mail and Chorley Nissan.

Description

The property comprises a high quality light industrial/trade counter unit providing approximately 2,258 sq.ft of accommodation.

It has the benefit of a glazed feature fronts, WC facility, kitchenette, eaves height of 5.619m and a roller shutter door.

Externally there is parking and loading.

Accommodation

The accommodation is arranged as follows :

Unit 23	739 sq.ft
Units 24-25	1,519 sq.ft
Total	2,258 sq.ft

Rental

£29,950 per annum

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on a full repairing basis. The lease will incorporate annual break clauses.

The rent is payable quarterly in advance and is exclusive of the costs of occupation, which would include business rates (if applicable), water rates, electricity and gas.

Service Charge

A service charge is payable by the tenant to cover external maintenance, landscaping, gritting in winter, external lighting. Full details on request.

In addition, the landlord will insure the building and charge the premium to the tenant on a pro rata basis. Full details on request.

Deposit

A rent deposit will be required. Full details on request.

Rating

We understand that the property has rateable values as follows:

Unit 23 £6,000
Unit 24-25 £11,500

Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs, including any VAT

VAT

VAT is applicable to figures quoted in these particulars

Services

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

EPC

An EPC is available on request

Planning

It is understood that the property has been used as a warehouse/industrial premises for a number of years.

Interested parties are recommended to contact the local planning authority to discuss their proposed use in greater detail.

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01257 204900

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Map error: g.co/staticmaperror

Google

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