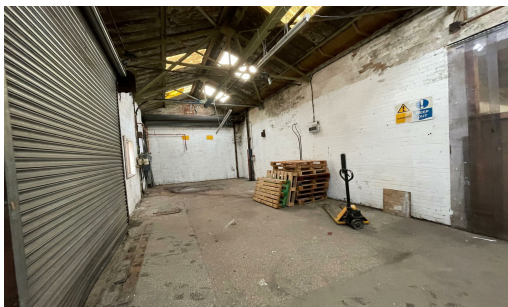


Unit 6 Yarrow Business Centre, Yarrow Road, Chorley, PR6 0LP

**TO LET**



## TO LET

Use - Industrial

Size - 4,917 Sq ft

Rent - £20,000 per annum including service charge

- Industrial / Workshop Unit
- Excellent location close to Chorley town centre
- Easy access to the national motorway network
- Competitive rental



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 6 Yarrow Business Centre, Yarrow Road, Chorley, PR6 0LP

### Location

Yarrow Business Centre is situated in a mixed residential and industrial area approximately 0.5 miles from Chorley town centre and 2 miles from Junction 8 of the M61 motorway.

### Description

Yarrow Business Centre comprises a substantial former textile mill which has been sub-divided to provide good quality business and industrial units available on flexible lease terms.

The unit would suit most warehouse, workshop and manufacturing businesses.

### Accommodation

Unit 6 extends to 4,917 sq.ft and is available for immediate occupation

### Rental

£20,000 per annum including service charge

### Lease Terms

The unit is available by way of a minimum agreement of 3 years to be held on effective full repairing and insuring terms.

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

The rent is subject to VAT at the prevailing rate.

### Rating

The rateable value is £16,000 with rates payable are expected to be in the region of £8,000.

### 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 unit.

### EPC

An EPC is available on request

### Planning

B1, B2, B8 uses would be permitted on site.

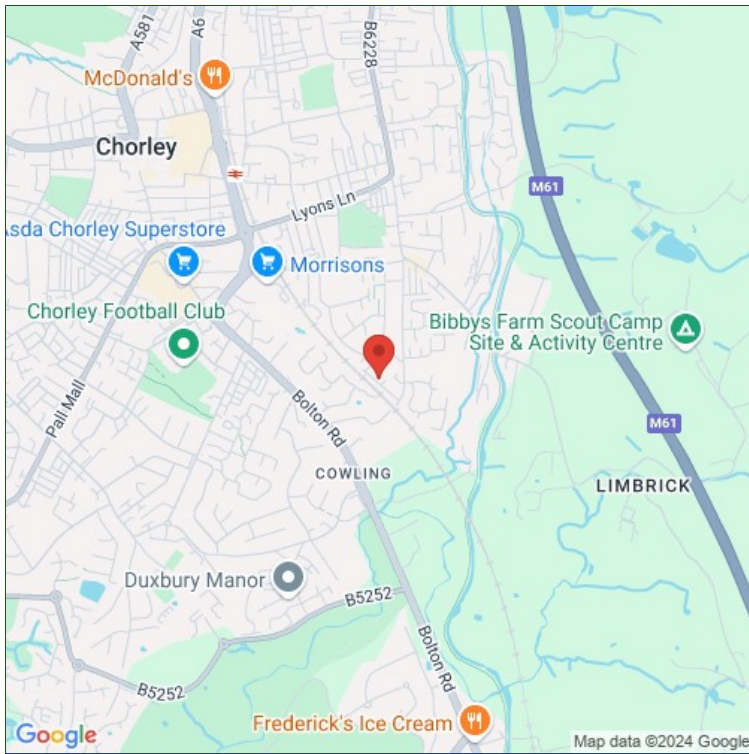
### Excluded Uses

Businesses associated with the motor trade will not be allowed on site.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01257 204900

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