

Units 8, Vyking Enterprise Hub, Standish Street, Chorley, PR7 3AL









TO LET

Use - Industrial

Size - 1,428 Sq ft

Rent - £15,500 per annum, plus VAT

- Brand New Industrial/Business Unit Located Within Chorley Town Centre
- High quality specification
- Includes mezzanine area
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

The site is situated in Chorley town centre just off the A6 and behind the well established Chorley retail park which is home to retailers such as KFC, Subway and Wickes amongst many others.

The newly constructed development is less than 2 miles from junction 8 of the M61 motorway, and 500 yards from Chorley train and bus station.

Description

Vyking Enterprise Hub is a parade of newly constructed industrial/business units which would be suitable for various uses.

The full development comprises of two separate runs of units with a central yard / parking area which is shared for all occupiers. The properties are of steel portal frame construction with brickwork walls and insulated profile steel cladding to both walls and roof including double skin translucent roof panels above.

Internally the unit will comprise solid concrete floor and toilet facilities on the ground floor with a concrete mezzanine towards the rear.

Accommodation

The premises have been measured on a gross internal area as follows:

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Unit 8	
Ground Floor	838 sq.ft
Mezzanine	590 sq.ft
Total	1,428 sq.ft

Rental

£15,500 per annum, plus VAT

Lease Terms

The property is available to lease by way of a new FRI lease for a minimum period of 5 years.

Service Charge

A service charge is levied on occupiers of the development to cover landscaping, external lighting etc. Further details are available on request.

Building Insurance

Landlord to insure the building and charge the premium to the tenant. Further details are available on request.

Deposit

A deposit equating to 3 months rent will be required.

Rating

The rateable value is £12,500 therefore eligible occupiers may be able to claim some business rates relief.

Legal Costs

Each party to be responsible for their own legal costs.

Services

The property benefits from single phase electricity with mains gas and water.

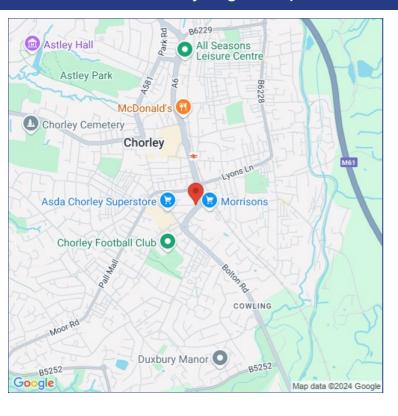
Viewing

Strictly via agents Taylor Weaver Neil Weaver Director

Tel: 01254 699 030



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