

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

TO LET



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

Email: info@taylorweaver.co.uk

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

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:

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

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



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.