

Weir Mill, Crosse Hall Street, Chorley, PR6 0UH

TO LET



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Use - Industrial

Size - 15,482 Sq ft

Rent - £80,000 per annum plus VAT

- Refurbished Workshop/Warehouse
- Reasonable access to M61
- Established industrial area
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The property is situated at the end of Crosse Hall street in an established industrial/commercial area, approximately 1 mile from Chorley town centre.

Junction 8 of the M61 motorway is approximately 2.5 miles from the property.

Description

The property comprises a twin bay manufacturing/warehouse premises with offices providing a total floor space of 15,482 sq.ft.

It is of brick built construction with a working eaves height of 3.87 metres and has a large roller shutter door.

The property has recently been refurbished to include the following:

- ~Over cladding of the roof with insulation and steel profile panels incorporating translucent panels.
- ~Full redecoration (currently being undertaken)
- ~Provision of LED lighting throughout the building.
- ~Improvements to the office and amenity facilities.
- ~New UPVC framed double glazed windows.

To the gable elevation there is a car park and loading area.

Accommodation

We have calculated the gross internal area of the property to be as follows:

Ground Floor	
Workshop accommodation	14,058 sq.ft
First Floor	
Office/W.C facilities	1,424 sq.ft
Total	15,482 sq.ft

Rental

£80,000 per annum plus VAT

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

Building Insurance

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

Rating

The property has a ratable value of £31,750 with rates payable in the region of £16,000.

Legal Costs

Each party is 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 connected to the property.

EPC

An EPC will be made available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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