

TO LET

Warehouse/Storage Unit
4,917 Sq Ft



UNIT 6 YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 0LP

- Business and Industrial Unit
- Excellent location close to Chorley town centre
- Easy access to the national motorway network
- Rent includes service charge & building insurance

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

UNIT 6 YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 0LP

Location

The Business Centre is situated in a mixed residential and industrial area, approximately 0.5 miles from Chorley town centre.

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.

Unit 6 is positioned at the front of the development and comprises a workshop/storage unit extending to 4,917 sq.ft.

Internally there is storage space and wc facilities.

Externally there is a shared loading area.

Accommodation

The gross internal area of the unit is 4,917 sq.ft.

Lease Terms

The unit is available by way of a minimum agreement of 12 months to be held on effective full repairing and insuring basis.

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

The rent is subject to VAT at the prevailing rate

Quoted rents include service charge and building insurance.

Rating

The unit is assessed at a Rateable Value of £9,000

Small business rates relief may be available to eligible occupiers, further details of request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

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

EPC

An EPC is available on request

Planning

B1, B2 and B8 uses would be allowed on site

Availability

The property is available for immediate occupation.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£24,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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