

# TO LET

Unit 5, Cowling Business Park, Cowling Road, Chorley, Lancashire,  
PR6 0QL  
1,564 Sq Ft



## UNIT 5, COWLING BUSINESS PARK, COWLING ROAD, CHORLEY, LANCASHIRE, PR6 0QL

- TO LET - 1,564 sq. ft. industrial unit
- No business rates payable for qualifying businesses
- Modern industrial/warehouse units with offices.
- Available immediately
- Modern steel portal frame.



## UNIT 5, COWLING BUSINESS PARK, COWLING ROAD, CHORLEY, LANCASHIRE, PR6 0QL

### Location

Cowling Business Park is situated on the edge of Chorley town centre, approximately 1.5 miles from the town centre itself, within an established industrial area. The location provides strong transport connectivity, with junction 8 of the M61 motorway positioned around 2.5 miles from the site.

### Description

Cowling Business Park provides a range of modern, self-contained industrial units that are well suited to trade counter operations, production, storage, and a variety of other uses.

The units offer a practical open-plan warehouse layout with internal eaves heights of approximately 4 metres, complemented by ancillary office and amenity space. Several units also feature mezzanine floors, with individual sizes detailed in the accommodation section of these particulars.

Externally, the development benefits from a tarmacadam yard area with designated parking. Additional information is available on request.

### Accommodation

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

Unit 5 - £21,000 + VAT per annum  
Warehouse - 1,304 sq. ft.  
Offices - 260 sq. ft.  
TOTAL - 1,564 sq. ft.

\* No business rates payable for qualifying businesses. Further details on request.

### Lease Terms

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

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### VAT

VAT is applicable

### Services

All mains services including 3 phase power are available to the property.

### Availability

Available March 2026.

### 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

£21,000 Per Annum

#### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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

