

# TO LET

High Quality Modern Office Suite  
1,135 Sq Ft



## WINDSOR HOUSE ACKHURST BUSINESS PARK, CHORLEY, LANCASHIRE, PR7 1NY

- Modern office accommodation
- Ample on site parking
- Good access to M6 and M61 motorways
- Euxton Railway Station and Buckshaw Parkway Railway Station are within 0.75 mile of the business park.

**TAYLOR  
WEAVER**

CHARTERED SURVEYORS

# WINDSOR HOUSE ACKHURST BUSINESS PARK, CHORLEY, LANCASHIRE, PR7 1NY

## Location

Ackhurst Business Park is situated in one of Chorley's prime office development areas. Located approximately one mile from Chorley town centre and close to the national motorway network, it offers quick and easy access throughout the region.

Euxton Railway Station and Buckshaw Parkway Railway Station are within 0.75 mile of the business park.

Occupiers in the vicinity include a Tesco Extra Superstore, Marston's pub and tenants within the development include the NFU Mutual, Chorley Building Society, T. Clarke and the headquarters of Northern Trust.

## Description

Ackhurst Business Park is one of Lancashire's premier business locations.

Windsor House comprises a detached two storey office building constructed to a high specification to meet the requirements of modern day business occupiers.

The suite benefits from gas fired central heating, double glazed windows, suspended ceilings incorporating recessed lighting and ancillary WC and kitchen facilities.

Parking is available in landscaped grounds.

## Accommodation

The following suite is available:

Suite Size (sq.ft) FF 2 1,135 sq.ft  
Rent £20,780 pa  
Service Charge TBC  
Rateable Value £14,750

## Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years on an effective full repairing and insuring basis.

## Rating

See schedule

## 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 premises.

## EPC

An EPC is available on request

## 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

£20,780 Per Annum

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01257 204900

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