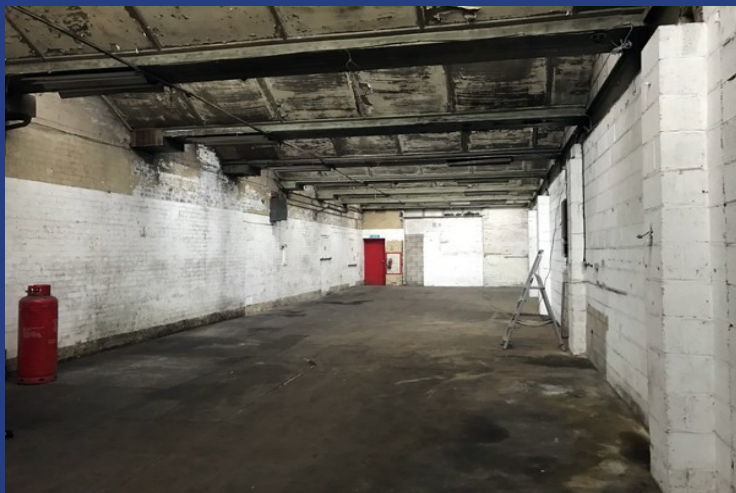


TO LET

Light Industrial/ Warehouse Unit
1,500 Sq Ft



UNIT 10 YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 0LP

- Industrial / Workshop Unit
- Excellent location close to Chorley town centre
- Easy access to the national motorway network
- Competitive rental



UNIT 10 YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 0LP

Location

Yarrow Business Centre is situated in a mixed residential and industrial area approximately 0.5 miles from Chorley town centre and 2 miles from Junction 8 of the M61 motorway.

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.

The unit would suit most warehouse, workshop and manufacturing businesses.

Accommodation

Unit 10 extends to 1,500 sq.ft

Lease Terms

The unit is available by way of a minimum agreement of 12 months

The rent is to be paid monthly in advance and exclusive of the costs of occupation. The rent includes building insurance and repairs.

Rating

Small business rates relief may be available. Further details on 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

With the exception of gas, it is understood that all mains services are available to the unit.

EPC

An EPC is available on request

Planning

B1, B2, B8 uses would be permitted on site.

Availability

The property is available in November 2025

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

£10,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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