

Rochester House, Ackhurst Business Park, , Chorley PR7 1NY



TO LET

High Quality Prominent Detached Office Building With Parking

4,475 sq ft

- Modern two storey office accommodation
- Ample on site parking within business park setting
- Easy access to the M6 and M61 motorway

Location

Ackhurst Business Park is situated in one of Chorley's prime business locations, approximately one mile from Chorley town centre and within easy access of the national motorway network.

Other occupiers on the development include NFU Mutual, EGE, Carpets, Chorley Building Society and Storey Homes.

Description

The property comprises a high quality detached prominent office building benefiting from the following specification:

- ~ Predominantly open plan space
- ~ Full double glazed windows
- ~ Reception area with WC facilities and cleaner's store
- ~ Carpet tiled floors
- ~ Suspended ceiling incorporating recessed lighting
- ~ Ample on site parking

Accommodation

We have calculated the net internal area of the premises to be 4,475 sq.ft.

Services

It is understood that all mains services are available to the

property

Rating

The property has a current Rateable Value of £54,000 and therefore it is anticipated that rates will be in the region of £27,000

Lease Terms

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

VAT

VAT is applicable to figures quoted in these particulars

Deposit

In certain circumstances a deposit will be required to be paid in advance and to be held for the duration of the term.

Building Insurance

Landlord to insure the building and charge the premium to the tenant. Insurance payable at 0.25 per Sq Ft reviewable on an annual basis.

Service Charge

A service charge is levied on occupiers within the development to cover landscaping, gritting, external lighting, waste removal, etc It is estimated to be £1.10 per sq.ft for the full building.

Rental

£64,888 per annum plus VAT

Availability

The property is available from Summer 2020

Legal Costs

01254 699030
01257 204900

www.taylorweaver.co.uk

alex@taylorweaver.co.uk
neil@taylorweaver.co.uk



TAYLOR WEAVER

CHARTERED SURVEYORS

Rochester House, Ackhurst Business Park, , Chorley PR7 1NY

Each party to be responsible for their own legal costs

Planning

The property has planning consent for its established use as an office building under Class B1 of the Town and Country Planning (Use Classes) Order.

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01257 204900



01254 699030
01257 204900



www.taylorweaver.co.uk



alex@taylorweaver.co.uk
neil@taylorweaver.co.uk



RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.