



349 THE GREEN, ECCLESTON, CHORLEY, PR7 5PH TO LET £9,600 PA (£800 PCM)

An excellent opportunity to let a well-presented and versatile office space, situated within the well-regarded village of Ecclestone.

The premises have been recently refurbished, providing clean and functional accommodation suited to a variety of business uses. The space offers a practical working environment, ideal for occupiers seeking a well-located and accessible base. Parking is available opposite the property, with use of spaces at the church across the road.

Description:

The property comprises flexible ground floor retail/ office accommodation capable of being arranged to suit a range of business requirements, subject to any necessary consents. The layout can accommodate open-plan working, private offices, or a combination of both.

The recent refurbishment has improved the overall presentation of the space, creating a tidy and serviceable unit suitable for a range of occupiers. The availability of parking opposite the premises at the church provides added convenience for staff and visitors.

Location:

Situated within the village of Ecclestone, the property benefits from a convenient and accessible position within the local area.

The premises are well located for access to the M6 and M61 motorway networks, providing strong links to nearby commercial centres including Preston, Chorley and Southport.

Connectivity & Surroundings:

Ecclestone provides a range of local amenities including independent retailers, cafés and essential services, supporting day-to-day business needs. The location offers a good balance between accessibility and a pleasant village setting.



☎ 01772 419277
✉ info@wignalls.land
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311 Hesketh Lane
Tarleton, Preston
PR4 6RJ

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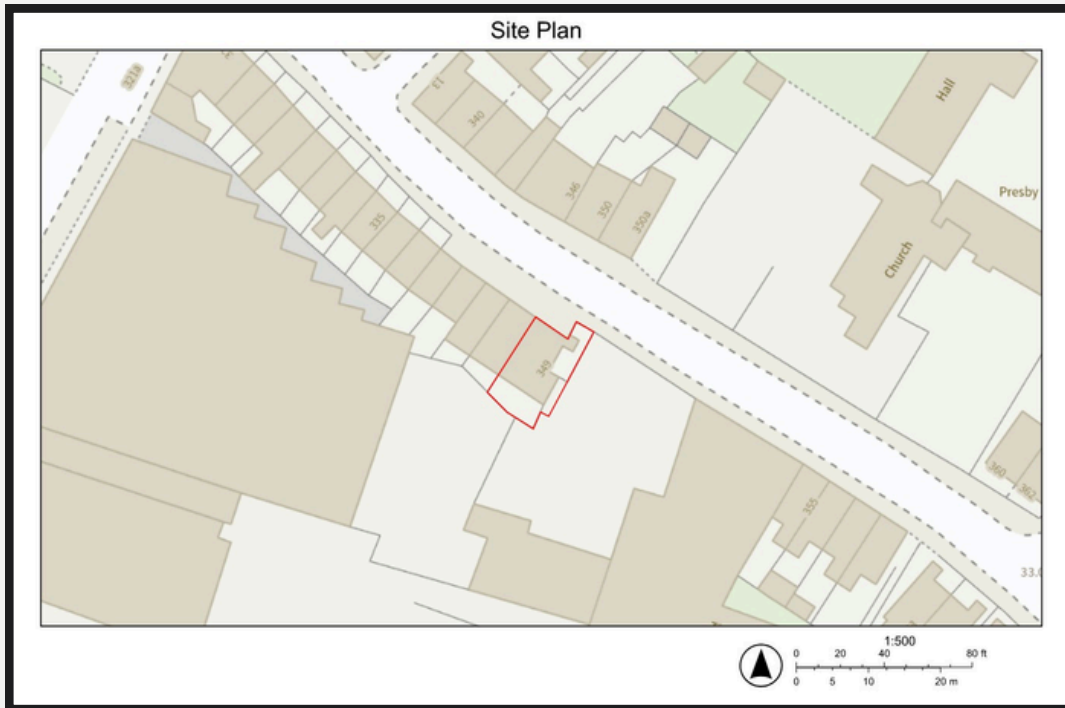
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GENERAL REMARKS

Local Authority: Chorley Borough Council.

Services: The property is understood to be connected to mains water, gas, electricity and drainage; however, none of these services have been tested. Interested parties should make their own enquiries as to the availability and condition of all services.

What Three Words: ///usages.liners.abundance.

Viewings and enquiries: Viewings are permitted during daylight hours only and must be arranged in advance. A set of particulars must be obtained prior to any inspection. For further information or to request particulars, please contact Ged Forshaw via the office on 01772 419277 or email info@wignalls.land.

Health and Safety: Prospective tenants are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The landlords for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.

Money Laundering Regulations Compliance: Please bear in mind that Wignalls Chartered Surveyors will require from any tenant looking to offer on the property confirmation of the tenant's ability to fund the lease, solicitors contact details and two forms of identification. We will also undertake an electronic identity check which will leave a soft ID print but will not affect credit rating.



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