

TO LET

Good Quality Office Accommodation
1,231 Sq Ft



RAILWAY HOUSE, RAILWAY ROAD, CHORLEY, LANCASHIRE, PR6 0HW

- Good Quality Office
- 1/2 mile from Chorley town centre
- Flexible lease terms
- 1 mile from Junction 8 M61
- On-site car parking



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Location

Railway House is located on Railway Road, approximately one mile from Junction 8 of the M61 motorway. Chorley town centre is approximately 1/2 mile to the south of the building.

Description

Railway House is a modern, purpose-built, two-storey office building offering flexible office spaces designed to suit a range of business needs. .

Key features include:

Ample On-Site Parking: Large car park with spaces available for tenants and visitors.

24/7 Access: Tenants enjoy 24 Hour access to the building, ideal for businesses with flexible working hours.

On-Site Meeting Room: A shared meeting room is available for all occupiers, enhancing convenience for meetings and collaborative work.

These amenities make Railway House a functional and flexible option for businesses looking to establish or expand their presence near Chorley town center.

Accommodation

The rental is inclusive of service charge and building insurance

Suite 23 1,231 sq.ft £20,976 per annum

Utilities are charged back at £2.00 per sq.ft, reviewed annually.

All figures in the table are subject to VAT

Lease Terms

The suites are available on flexible terms for a minimum period of 12 months.

Service charge and insurance are included in the rental price. BT/IT connections, line rental and call charges are not included within the quoted rate.

A deposit may be required. Further details on request

Rating

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the Local Rating Authority. Full details on application.

Legal Costs

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

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available.

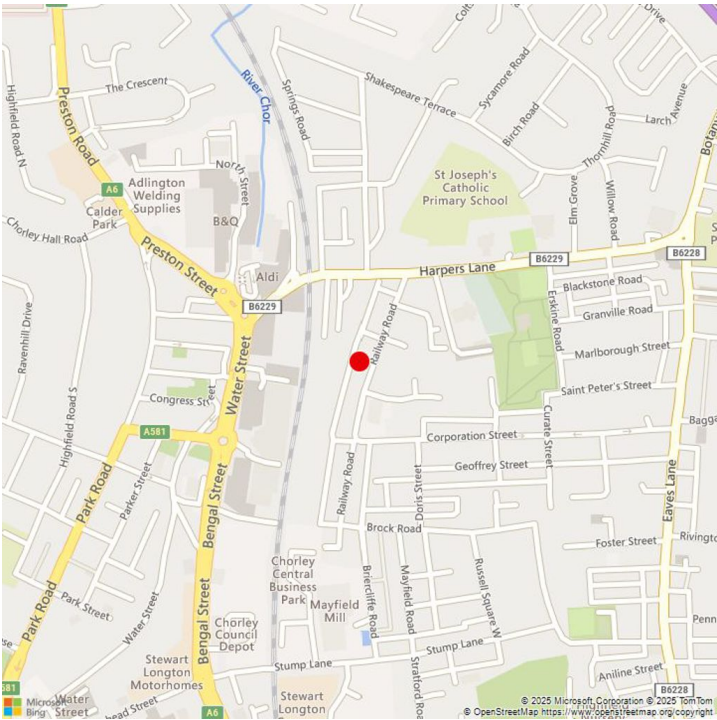
EPC

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

£20,927 Per Annum

Viewing

Strictly through agents

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