

Innovate at Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

**TO LET**



## TO LET

**Use - Office**

**Size - 250 - 345 Sq ft**

**Rent - From £460 per month**

- High Quality Office Suites Within a Business Park Setting
- From 250 to 345 sq.ft
- Modern office accommodation
- Ample on site parking
- Good access to M6 and M61 motorways



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Innovate at Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

### Location

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately one mile from Chorley town centre, in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally.

Euxton Railway Station and Buckshaw Village Railway Station are within 0.75 miles of the business park.

Other occupiers in the vicinity include a Tesco Extra superstore, Field Fair pub. Tenants within the development include NFU Mutual, Chorley Building Society and the headquarters of Northern Trust.

### Description

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

The buildings are arranged in a spacious business park formation and each suite has generous on site car parking allocation.

Suites within Arundel House are finished to a high standard to meet the needs of modern day business occupiers and provides professional environment with high quality corporate image.

### Accommodation

Availability schedule (as at today's date)

Suite	Size (Sq.ft)	Rent (PA)
A2	250	£5,530
A11	345	£7,625

Rents are inclusive of service charge and building insurance. All terms plus Vat.

Rents are subject to annual RPI increases

### Rental

From £460 per month

### Lease Terms

The suites are available by way of minimum 3 year leases, incorporating tenant only annual break clauses, to be held on full repairing and insuring terms

### Service Charge

Included in the rent

### Deposit

Details on request

### Rating

Each property is separately assessed. Small business relief may be available for the smaller suites. Full details on request.

### Services

All main services are available to each individual building.

### EPC

On application

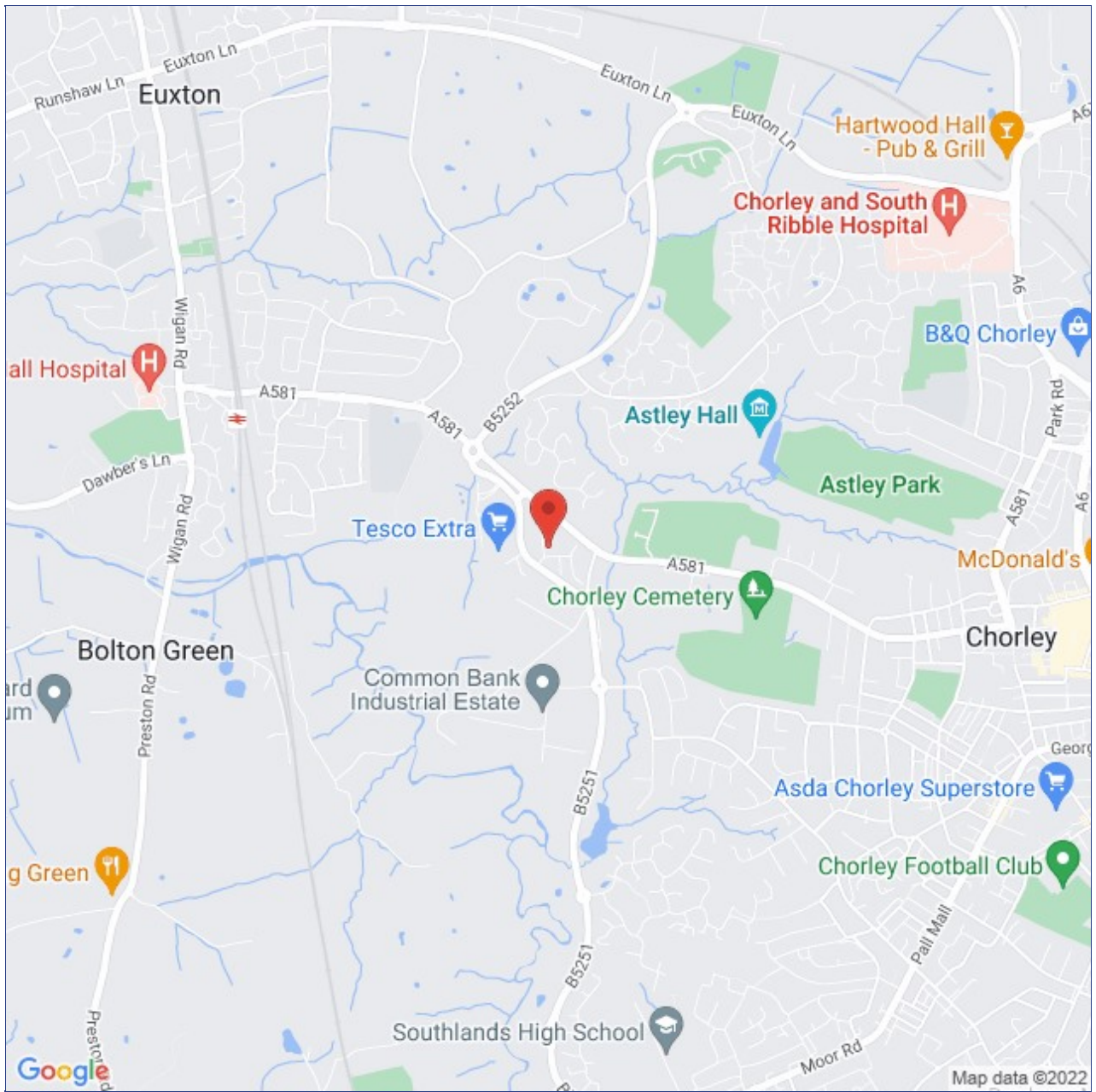
### Administrative Fee

An administration fee of £150 plus Vat is charged by the Landlord in respect of a credit check and preparation of the tenancy agreement.

### Viewing

Strictly through retained agents

Taylor Weaver  
(Rebecca Weaver)  
01257 204900



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