

# TO LET

Cowling Business Park, Cowling Road, Chorley, Lancashire, PR6 0QL  
3,172 - 6,387 Sq Ft



## COWLING BUSINESS PARK, COWLING ROAD, CHORLEY, LANCASHIRE, PR6 0QL

- TO LET - 2 industrial units (can be let together or separately)
- Units from 3,172 sq. ft to 6,387 sq. ft.
- Modern industrial/warehouse units with offices.
- Available immediately.
- Modern steel portal frame.
- Suitable for various uses.



# COWLING BUSINESS PARK, COWLING ROAD, CHORLEY, LANCASHIRE, PR6 0QL

## Location

Cowling Business Park is situated on the edge of Chorley town centre, approximately 1.5 miles from the town centre itself, within an established industrial area. The location provides strong transport connectivity, with junction 8 of the M61 motorway positioned around 2.5 miles from the site.

## Description

Cowling Business Park provides a range of modern, self-contained industrial units that are well suited to trade counter operations, production, storage, and a variety of other uses.

The units offer a practical open-plan warehouse layout with internal eaves heights of approximately 4 metres, complemented by ancillary office and amenity space. Several units also feature mezzanine floors, with individual sizes detailed in the accommodation section of these particulars.

Externally, the development benefits from a tarmacadam yard area with designated parking. Additional information is available on request.

## Accommodation

The properties have been measured on a gross internal area as follows:

Unit 3 - £30,250 + VAT per annum  
Warehouse - 1,590 sq. ft.  
Offices - 791 sq. ft.  
Mezzanine - 791 sq. ft.  
TOTAL - 3,172 sq. ft.

Unit 4 - £31,980 + VAT per annum  
Warehouse - 2,311 sq. ft.  
Offices - 354 sq. ft.  
Mezzanine - 550 sq. ft.  
TOTAL - 3,215 sq. ft.

Units can be taken under one lease if required.

## Lease Terms

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

## Rating

Unit 3 - Has a rateable Value £10,750 meaning no rates payable for qualifying occupiers.

Unit 4 - Has a rateable value of £11,250 meaning no rates payable for qualifying occupiers.

## Legal Costs

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

## VAT

VAT is applicable

## Services

All mains services including 3 phase power are available to the property.

## Availability

Available immediately.

## 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

£30,250 Per Annum

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

[info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

