

TO LET

High Quality Modern First Floor Office Suite
988 Sq Ft



BALMORAL HOUSE, CHORLEY, LANCASHIRE, PR7 1NY

- Business Park setting
- Easy access to M6 and M61 motorways
- Euxton and Buckshaw Parkway Railway Stations are within 0.75 miles of the business park



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Location

Ackhurst Business Park is situated in one of Chorley's prime office development areas. Located one mile from Chorley town centre and close to the national motorway network, it offers quick and easy access throughout the region.

Euxton and Buckshaw Parkway Railway Stations are within 0.75 miles of the business park

Description

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

Balmoral House comprises a detached two storey office building constructed to a high specification to meet the requirements of modern day business occupiers.

The suite is situated on the first floor and has the benefit of gas fired central heating, double glazed windows, suspended ceilings, incorporating recessed lighting and ancillary shared WC & kitchen facilities.

Parking for 5 vehicles is available within landscaped grounds.

Accommodation

We have calculated the net internal area of the suite to be 988 sq.ft

Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years on effective full repairing and insuring basis. A service charge is levied. Full details on request

Rating

The property has a Rateable Value of £13,750 with rates payable of £6,500 (circa)

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services are available to the suite

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

£18,180 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01257 204900

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