

TO LET

Good Quality Office Space
2,000 - 7,000 Sq Ft



CHORLEY HOUSE, LEYLAND, LANCASHIRE, PR26 6TT

- Good quality specification
- Competitive rental
- Ample on site parking
- Easy access to the national motorway network



CHORLEY HOUSE, LEYLAND, LANCASHIRE, PR26 6TT

Location

Situated within Lancashire Business Park, Chorley House is directly accessible from the main estate road and Centurion Way.

Leyland town centre, Chorley and Preston are all within a 5 mile radius and junction 9 of the M6 motorway is close by and provides easy access to the remainder of the national motorway network.

Description

The property comprises a two-storey detached office building until recently occupied by the NHS.

The specification includes fully carpeted/vinyl floors, painted and decorated walls, LED lighting within a suspended ceiling, personnel lift, kitchen and amenity facilities.

The building is in an excellent condition and benefits from extensive car parking within landscaped grounds.

Accommodation

The first floor extends to 7000 sq.ft

Consideration may be given to sub-dividing the property in to smaller suites from circa 2000 sq.ft upwards.

Lease Terms

Suites are available by way of a new lease for a minimum period of 5 years on effective full repairing and insuring terms.

A service charge will be levied. Further details on request

Rating

The suites will require assessment on occupation

Legal Costs

Each party is 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 property.

EPC

An EPC is available on request

Availability

Suites are available for immediate occupation.

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

£20,000 - £70,000 Per Annum

Viewing

Strictly via sole agent:

Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

neil@taylorweaver.co.uk

