

Investment House

East Terrace, Euxton, PR7 6TE



OFFICE TO LET

4,511.00 sqft (419.09 sqm)

RENT

£4,150.00 Monthly

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Property Highlights

- Approx. 4,511 Sq Ft Over Two Floors
- Self-Contained Modern Office Building
- Large Windows & Excellent Natural Light

Description

SELF-CONTAINED TWO-STOREY OFFICE BUILDING – APPROX. 4,511 SQ FT

Investment House is a modern, purpose-built two-storey office building offering approximately 4,511 sq ft of high-quality accommodation in a highly sought-after Euxton/Chorley location. Built around 24 years ago, the building provides a smart, professional environment ideal for established companies, corporate occupiers, tech firms or hybrid office users seeking a well-maintained, self-contained property with excellent access and parking.

The ground floor includes three large office rooms (two approx. 574 sq ft and one 917 sq ft), a kitchen, plant room, server cupboard, DDA toilet and male & female WCs. The first floor comprises two large rooms, three additional offices (approx. 280 sq ft each), a meeting room, kitchen, and male & female toilets. The layout offers flexibility for open-plan, cellular or hybrid workspace requirements.

Externally, the building sits within landscaped grounds with 18 dedicated parking spaces, bike racks, EV charging, and a professional frontage. Internally it features air conditioning, 3-phase electricity, blinds, fire alarms, internal shutters, extensive socketing, gas supply and high natural light due to the number of windows. Lease terms are negotiable, with rent at £49,800 per annum (£4,150 per month).

Located close to Buckshaw Village in a popular commercial and residential area, Investment House offers an impressive and efficient workspace ready for immediate occupation.

- Rental: £4,150 Per Annum plus Vat
- 18 Parking Spaces + EV Charging
- No Service Charge
- RV: £48,500