

# TO LET

Good Quality Competitively Priced Offices  
7,531 Sq Ft



## FIRST FLOOR OFFICES UNIT 4, REVOLUTION PARK, BUCKSHAW AVENUE, BUCKSHAW VILLAGE, CHORLEY, LANCASHIRE, PR7 7DW

- MODERN FIRST FLOOR OFFICE SUITE
- Ample on site parking.
- To be refurbished to modern standards.
- Attractive landscaped environment outside.



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## Location

The property is situated on the popular Buckshaw Village development midway between the towns of Leyland and Chorley.

Buckshaw Village has an excellent road connectivity being approximately 2 miles from both junction 8 of the M61 and junction 28 of the M6.

In addition, it is served by its own railway station accessing Preston to the North and Manchester/Bolton to the South.

## Description

The property comprises a first floor office suite within a modern warehouse building.

It has an excellent, modern reception area with stairs and lift accessing the first floor.

The suite is open plan featuring suspended ceiling, carpet tiled floors, gas fired central heating and a kitchen area.

Improvements will be made to the property once a occupier has been identified to include installation of LED Lighting, cleaning of the carpet tiles and possible redecoration of the suite.

It is also to offer pallet space in the warehouse for up to 4,000 pallets with our client able to offer a full customised package. Minimum pallets 500. Further details on request.

## Accommodation

The accommodation is arranged on the first floor and extends to 7,531 sq. ft.

## Tenure

Leasehold

## Lease Terms

The suite is available by way of a minimum lease for a period of 5 years on effective full repairing and insuring terms.

The tenant will be responsible for the costs of occupation including business and water rates, electricity and gas which will be apportioned. A service charge will be levied. Further details on request.

A deposit equating to 3 months rent may be required.

## Rating

The property will require assessment upon occupation

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

VAT is applicable to figures quoted in these particulars

## Services

It is understood that all mains services are available to the property although the costs of occupation will be apportioned based on the usage of the space.

## EPC

An EPC is available on request.

## Planning

Office uses will be considered.

## Availability

The property is 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

£72,000 Per Annum

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01257 204900

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