

# TO LET

Modern Warehouse Unit with Offices.  
3,626 Sq Ft



## UNIT 18, MATRIX WAY, BUCKSHAW VILLAGE, CHORLEY, LANCASHIRE, PR7 7ND

- Competitive rent.
- Excellent location close to major motorways.
- NOTE: Photos show the neighbouring unit before fit out but it is similar to the available unit



## UNIT 18, MATRIX WAY, BUCKSHAW VILLAGE, CHORLEY, LANCASHIRE, PR7 7ND

### Location

Matrix Point is situated a short distance from junction 28 of the M6 and junction 8 of the M61 motorway.

It is extremely well located and forms an integral part of Buckshaw Village with prominent frontage to Dawson Lane.

### Description

Matrix Point comprises a series of high quality industrial and business units ranging in size from 775 sq. ft to 10,800 sq. ft.

Unit 18 comprises a modern workshop/warehouse unit with office extending to 3,626 sq. ft.

The building is of steel portal frame construction with feature insulated cladding to the front and roof which also incorporates clear panels

It benefits from office/reception to the front incorporating w.c and amenity facilities, concrete floor, warehouse eaves height of 6 metres, electrically operated level access roller shutter door, 3 phase power, mains water and telecoms connectivity.

Externally, there is a large shared yard with parking allocated for approximately 10 vehicles.

### Accommodation

The accommodation provides the following gross internal area:

Ground floor and office - 3,626 sq. ft

### Lease Terms

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

The tenant will be responsible for the usual costs of occupation to include business and water rates, electricity and gas.

A service charge will be levied on occupiers within the development which will be recovered by the landlord.

In addition, building insurance is charged back. Further details on request.

### Rating

The property has a Rateable Value of £33,000

### Legal Costs

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

### VAT

VAT is applicable to the figures quoted in these particulars.

### Services

All mains services are available.

### EPC

The property has an EPC rating of B(44), expiring in April 2036.

### Planning

Industrial and warehouse uses will be considered.

### 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

£45,500 Per Annum

#### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver MRICS)  
01257 204900

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

