

# TO LET

High Quality Office Suite Within Business Park Setting  
1,975 Sq Ft



## CONWAY HOUSE, CHORLEY, LANCASHIRE, PR7 1NY

- Modern office space
- Superb accommodation
- Ample on site parking
- Good access to the national motorway network
- Parkland setting



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### Location

The development is Chorley's prime business park, located approximately one mile from the town centre and in the middle of the North West motorway network, offering easy access throughout the region.

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

### Description

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

Buildings on the development are arranged in a spacious business park formation and each individual premises has an on site car parking allocation.

The suites in Conway House are finished to a high specification to meet the requirements of modern day business occupiers and provides a professional environment with high quality corporate image.

The internal specification includes the following :

- ~ Carpet tiled floor
- ~ Full double glazing
- ~ Suspended ceiling with recessed lighting
- ~ Gas fired central heating
- ~ Allocated parking for 9 vehicles

### Accommodation

The following suite is available:

Suite D 1,975 sq.ft Rent £35,260 pa

### Lease Terms

The suite is available by way of a minimum 5 year lease to be held on effective full repairing and insuring basis

### Rating

It is understood that the suite has a Rateable Value of £26,000 with rates payable in the region of £12,974

### 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 property

### EPC

An EPC is available on request

### Planning

Office uses will be allowed

## 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

£35,260 Per Annum

#### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

Telephone: 01257 204900

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

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