

TO LET

Good Quality Single Storey Offices
950 Sq Ft



UNIT 20A & 20B YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 0LP

- Competitive Terms
- Excellent location close to Chorley town centre
- Easy access to the national motorway network
- Rent includes service charge & building insurance

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

UNIT 20A & 20B YARROW BUSINESS CENTRE, YARROW ROAD, CHORLEY, LANCASHIRE, PR6 OLP

Location

The Business Centre is situated in a mixed residential and industrial area, approximately 0.5 miles from Chorley town centre.

Description

Yarrow Business Centre comprises a substantial former textile mill which has been sub-divided to provide good quality business, office and industrial units available on flexible lease terms.

The space provides good quality ground floor office within this brick built structure

Externally there is a shared parking area.

Accommodation

The net internal area is 950 sq.ft.

Lease Terms

The suite is available by way of a minimum agreement of 12 months to be held on effective full repairing and insuring basis.

Rent to be paid monthly in advance and exclusive of the costs of occupation which would include business and water rates, electricity and gas (if applicable)

The rent is subject to VAT at the prevailing rate

Quoted rents include service charge and building insurance.

Rating

The property has a Rateable Value of £5,400. Eligible occupiers may be able to claim small business rates relief. Further details on request.

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, with the exception of gas, are available to the site

EPC

An EPC is available on request

Planning

B1, B2 and B8 uses would be allowed on site

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

£8,500 Per Annum

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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brew
[verb]
a hot cup of tea, taken any which way you like as long as it's steeped and served in a mug. anyone who greets a customer with 'are we having a brew?' is a friend for life.