



MODERN BUSINESS UNIT

TO LET

**Unit 4 Matrix Way
Matrix Point
Buckshaw Village
Chorley
PR7 7ND**

LOCATION

Occupying an excellent location at the entrance to Buckshaw Village, Matrix Way is prominently situated adjacent to Central Avenue and Dawson Lane, very close to the junction with Wigan Road (A49). Preston, Leyland, Chorley and Bamber Bridge are easily accessible along with J28/29 M6; J8/J9 M61 and J1/J2 M65 which provide easy access to the remainder of the North West and national motorway network. Regular local bus and regional train services are available nearby in Buckshaw Village.

DESCRIPTION

The mid-terrace property is of steel frame construction with brick elevations which have been cladded to the upper parts. The pitched roof slopes from back to front and is also overlaid with profile cladding which incorporates translucent panels. Internally the property benefits from three phase electric, up and over goods shutter (3.2m wide by 2.5m high), solid concrete flooring, WC and kitchen facilities. The minimum eaves at the front is 5.1m, to the rear half of the unit the steel mezzanine restricts the floor to ceiling height to 2.5m.

FLOOR AREAS

	(sq m)	sq ft
Ground Floor	73.16 sq m	787 sq ft
Mezzanine Floor	36.57 sq m	394 sq ft
Total	109.73	1,181 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease with terms to be agreed.

RENTAL

£9,000 per annum exclusive. A service charge is payable for the management of the estate.

RATES

R.V. £6,900 (2017 list). This property may qualify for business rates relief, please contact Chorley Borough Council on 01257 515151 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

MARK HARRISON

Tel: 01772 769000

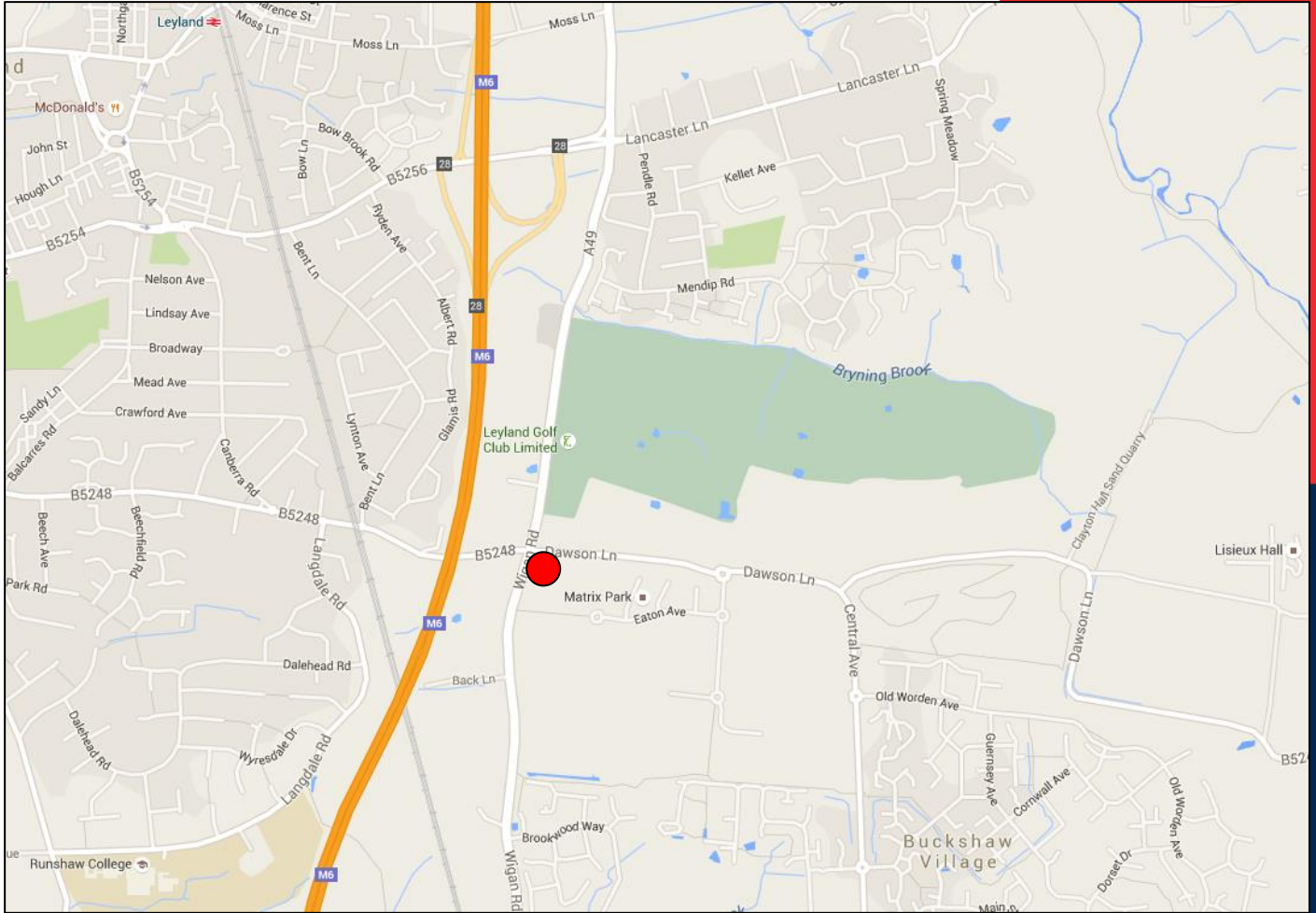
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INTERNAL PHOTOGRAPH



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ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT

Energy Performance Certificate

Non-Domestic Building



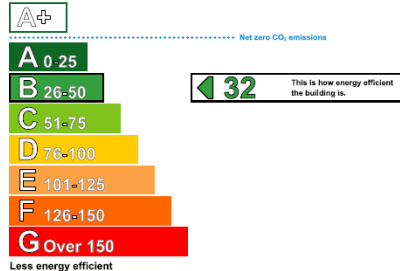
Unit 4
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CHORLEY
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Certificate Reference Number:
9920-5919-0355-4400-3090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 76
Assessment Level: 4
Building emission rate (kgCO₂/m² per year): 17.21
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

Rating	Description
32	If newly built
93	If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

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