

Units A, B & D Ackhurst Road,  
Chorley PR7 1NH

to let

Industrial premises

From 248.05 SQM (2,670 SQFT) to 744.15 SQM (8,010 SQFT)



£rent on application

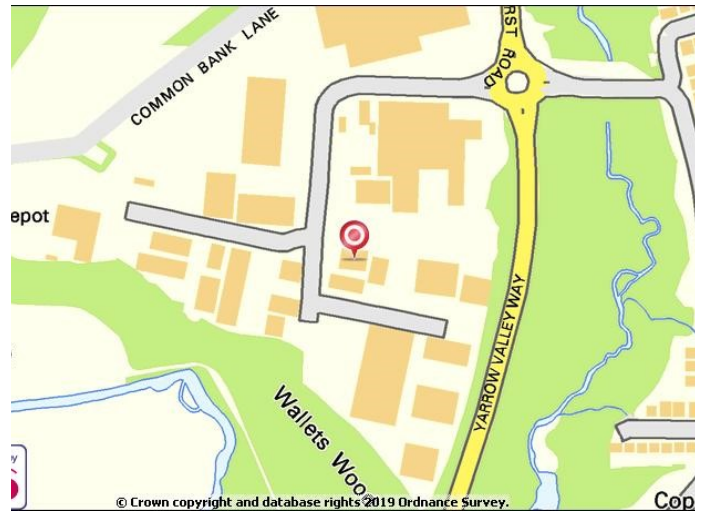
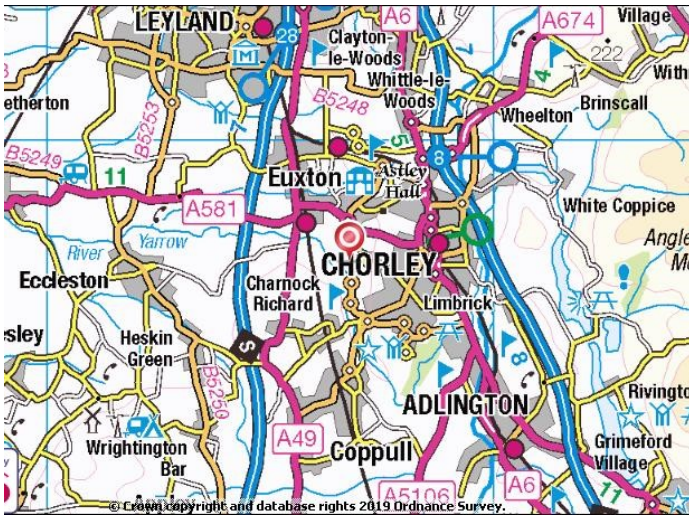
- Three excellent semi-detached industrial units in popular trading location
- Open plan accommodation with office & welfare facilities
- 248.05 SQM (2,670 SQFT) each
- Parking and yard area to front

**PARKINSON**  
REAL ESTATE ●●●●



**RICS**

the mark of  
property  
professionalism  
worldwide



## Location

The subject premises is situated on the popular Ackhurst Road Industrial Estate amongst other industrial occupiers. The property benefits good access to the towns arterial road network which leads to the regions motorway network via Junctions 28 and 28 of the M6 motorway and Junction 6 of the M61 motorway.

## Description

The subject units each comprise a semi-detached industrial unit providing open plan warehouse accommodation benefiting full height roller shutter door, concrete screed floor, fluorescent lighting and translucent roof panels providing natural lighting. In addition to the warehouse is an administrative and welfare block which provides useful reception/office area, kitchen and WCs. To the front of each building is a yard area providing loading to the unit and car parking. Unit D benefits a gantry crane (2 tonne) and a mezzanine storage providing an additional 25.74 sqm (277 sqft) of accommodation.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion. Each unit has the benefit of 100 amp 3 phase electric supply.

## Terms

Each unit available to let on a full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

## Accommodation

Each unit has been measured in accordance with RICS guidance on a NIA basis

	SQM	SQ FT
Warehouse	222.96	2,400
Offices	25.08	270
<b>Total</b>	<b>248.08</b>	<b>2,670</b>

N.B. Unit D has mezzanine flooring providing additional 277 sqft of accommodation

## Rating

The property has the following entries in the 2017 Rating Assessments List. Interested parties should clarify these with the local authority

	Rateable Value (2017)	Estimated Rates Payable
Workshop & Premises	£11,000	£5401 p.a.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

## Rental

On application

## Planning

The premises are considered suitable for a variety of industrial and warehousing uses. Interested parties should make their own enquiries with Chorley council to ensure their proposed use, for the premises, is acceptable or if an alternative planning application is required.

## Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation

## EPC

An Energy Performance Certificate has been commissioned and will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents  
 Dan Crawshaw, Parkinson Real Estate  
 Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
 Tel: 01942 741800

## Subject to contract

Dec 2019 Ref: AG0497/3

**PARKINSON**  
 REAL ESTATE ●●●●

Parkinson Real Estate

10 Becham Court, Wigan WN3 6PR

01942 741800

[www.parkinsonre.com](http://www.parkinsonre.com)



**RICS**

the mark of  
 property  
 professionalism  
 worldwide

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

**MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made, to the purchaser for various personal information to assist in verify their ID.**