

Town Lane Industrial Estate,  
Charnock Richard, Chorley PR7  
5HG

Industrial units  
1,100 - 2,200 SQFT

to let



£Rent on application

- New industrial units within a rural location
- Bespoke requirements can be accommodated to suit an occupier

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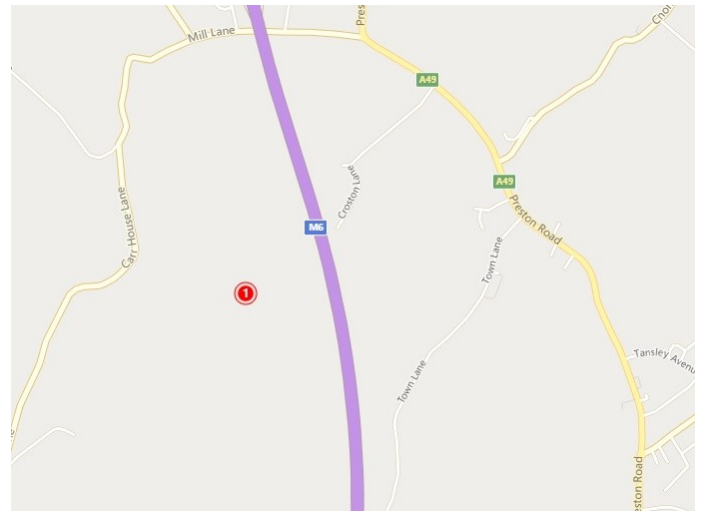
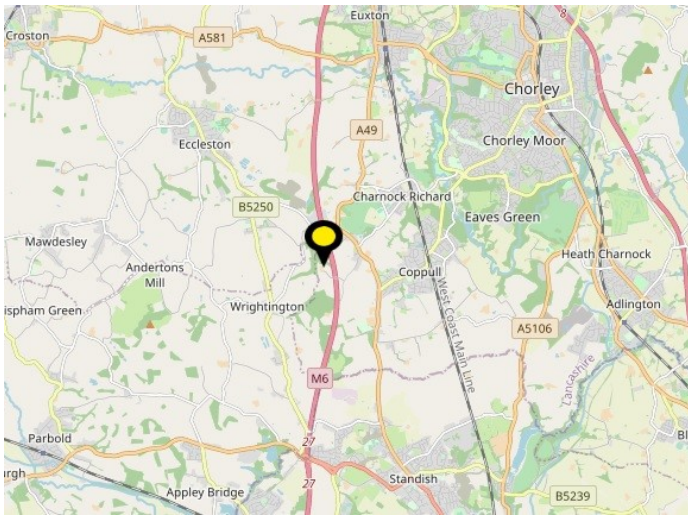
Parkinson Real Estate 4 Winckley Court, Prseton PR1 8BU 01772 876456



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## Location

The subject units are situated within a small complex of industrial units and yards located at the head of Town Lane within the village of Charnock Richard near Chorley.

The site is situated in a rural location surrounded by agricultural land and woodland. The access road to the site is single file and unmade in part and passes under the M6 motorway.

## Description

Two units are available within this newly constructed development of small units.

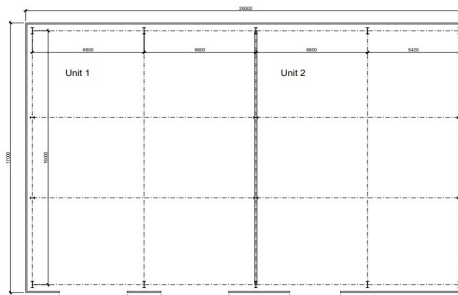
The units comprise steel portal frame, blockwork to approximately 2m height with profile sheet cladding above, electrically operated roller shutter access doors with canopy over to the front elevation, concrete screed floor, LED lighting and welfare facilities. To the front of the units is a communal yard area and the entire site is well secured with fencing and is gated.

## Services

We understand mains services are connected to the units to include mains water, drainage and , electric. Please note that neither service connections will or have been tested prior to completion

## Accommodation

The units extend to circa 100 sqm (1,076 sqft ) or thereabouts.



GROUND FLOOR PLAN (2695cu.m.)

## Planning

We understand that the units have planning consent for light industrial use however prospective tenants should make their own enquiries with Chorley Borough Council regarding specific uses for the site.

## Rating

Proposed occupiers should make their own enquiries with the rating department at Chorley Borough Council with regards to rateable values and estimated rates payable.

## Tenure

The premises are available to let on an effective full repairing and insuring lease basis on terms to be agreed. A deposit will be requested.

## Rental

On application.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be applicable at the prevailing rate.

## Legal costs

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

## EPC

An Energy Performance Certificate will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

July 2021 Ref: AG0587

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### Subject to contract

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