

Unit D Ackhurst Road,
Chorley PR7 1NH

Industrial premises
248.55 SQM (2675 SQFT)

to let



£Rent on application

- Mid terraced unit located on popular trading estate
- Open span accommodation with office & welfare facilities
- Parking for 5 / 6 vehicles plus loading from front yard
- Maximum working height of 6.5 metres

PARKINSON
REAL ESTATE ●●●●

Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

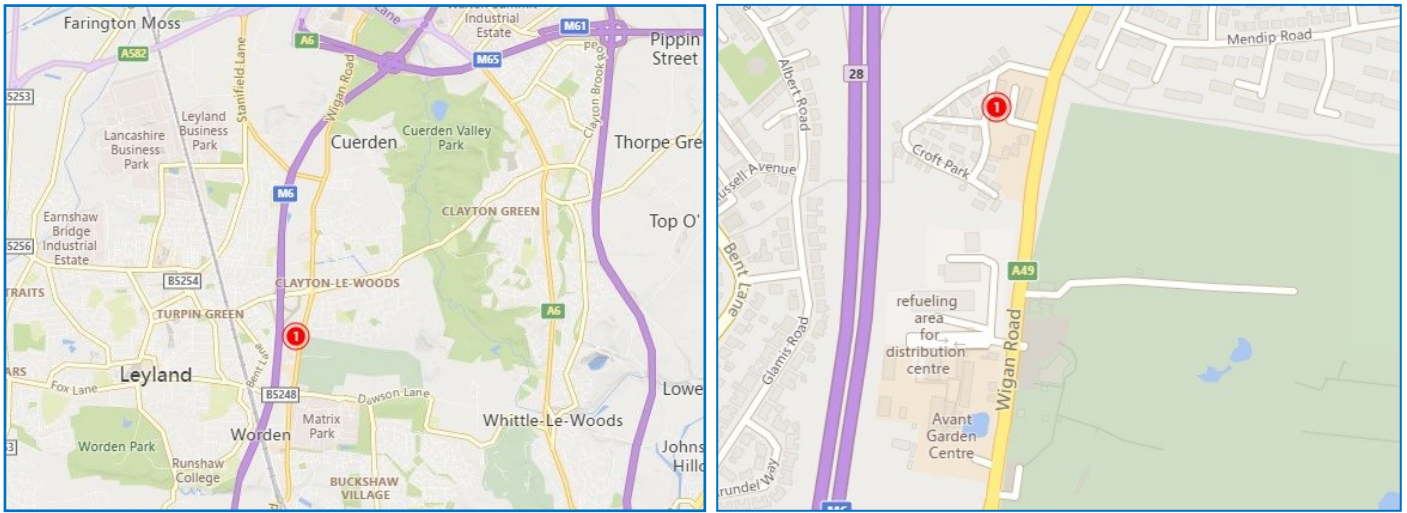


RICS

the mark of
property
professionalism
worldwide

01772 876456

www.parkinsonre.com



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 J28 of the M6 motorway and J6 of the M61 motorway.

Description

The subject comprises a mid terraced industrial unit providing clear span warehouse/workshop accommodation benefiting 4.4m high up and over roller shutter door, concrete screed door, fluorescent lighting, single office to front elevation and WC. To the front of the unit is a yard area providing loading to the roller shutter access along with car parking for up to 6 vehicles. Within the unit is a 2 tonne gantry crane and small mezzanine storage area providing an additional 25.74 sqm (277 sqft) of raised storage accommodation.

Terms

The property is available to let on a full repairing lease basis on terms to be negotiated. A deposit will be requested

Services

We understand mains services are connected to the property to include mains water, drainage and electric. The subject benefits a gantry crane however please note that this has not been tested and it would be the responsibility of any ingoing tenant to ensure that it is operative should they wish to utilise it. We understand the unit has the benefit of 100 am 3 phase electric supply and again we would advise tenants verify this is the case should they require such a power supply.

Accommodation

The unit has been measured in accordance with RICs guidance as follows.

	SQM	SQFT
Warehouse/Workshop	224.23	2,413
Office	24.30	262
TOTAL	248.55	2,675

Note: The unit benefits a small mezzanine area providing an additional 25.74sqm (277 sqft)

EPC

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

Rating

The property has the following entry in the 2023 Rating Assessments List.

	SQM	SQFT
Workshop & Premises	£14,250	£7,296

Rent

On application.

VAT

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

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit may be required direct to the lessors solicitors prior to the release of any legal documentation.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

March 2024 AG0744

PARKINSON
REAL ESTATE ●●●●



RICS

the mark of
property
professionalism
worldwide

Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

01772 876456

www.parkinsonre.com

Money Laundering

In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore the proposed purchaser is to provide two forms of identification and confirmation of the source of funding will be required in the event of a sale being agreed.

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.