

## Washington Hall, Euxton, Chorley, Lancashire PR7 6DH



### TO LET

#### High Quality Detached Workshop Premises with Offices 10,830 sq ft on a site of 1.45 Acres

- Excellent location with good access to the national motorway network
- Large secure yard
- High quality specification

### Location

The property is situated just off Southport Road, adjacent to the Washington Hall Fire and Rescue Centre on the edge of Chorley.

It has easy access to Junction 8 of the M61 motorway and is close to both Buckshaw Parkway and Euxton Railway Stations.

### Description

The property comprises a brand new detached workshop premises with offices extending to 10,830 sq.ft.

The two storey offices to the front of the premises are of steel framed construction, with feature 'kingspan' insulated steel panels, under a mono pitched roof.

There are also feature glass windows and internally the space benefits from gas fired central heating, carpet tiled floors, double glazed windows and painted plasterboard walls, together with ancillary WC & amenity facilities.

The workshop to the rear is of modern steel portal frame construction with insulated steel profile walls under a pitched roof, incorporating translucent panels.

The workshop has the benefit of two roller shutter doors, a

working eaves height of approximately 4.5 metres rising to the central apex, solid concrete floor, electric strip lighting and 3 phase power.

Externally there is a large fully secure tarmacadam yard providing ample parking and loading areas.

We have calculated the total site is 1.45 acres.

### Accommodation

We have calculated the gross internal area to be as follows :

Ground Floor	Offices	2,310 sq.ft
First Floor	Offices	2,096 sq.ft
Ground Floor	Workshop	6,424 sq.ft
<b>Total</b>		<b>10,830 sq.ft</b>

### Services

It is understood that all mains services are available to the property

### Rating

The property will require assessment upon occupation

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent is to be exclusive of the costs of occupation, which include business & water rates, electricity and gas

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 RICS

# TAYLOR WEAVER

CHARTERED SURVEYORS

## Washington Hall, Euxton, Chorley, Lancashire PR7 6DH

The rent is to be paid quarterly in advance.

### EPC

An EPC will be available in due course

### VAT

VAT is applicable to figures quoted in these particulars

### Rental

£100,000 per annum

### Availability

The property is available for immediate occupation

### Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs

### Planning

The property would suit most industrial/warehouse/storage uses. However, interested parties are recommended to contact the local planning authority to discuss their proposed use in greater detail

### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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