

Common Bank

I N D U S T R I A L E S T A T E

TO LET

New Development of Industrial/ Warehouse Units

2,000 – 9,600 SQ FT
(186 – 891.8m²)

CHORLEY
CENTRAL LANCASHIRE



A DEVELOPMENT BY NORTHERN TRUST COMPANY LIMITED

Common Bank

INDUSTRIAL ESTATE

Location

The units are located within the established Common Bank Employment Area, approximately 1 mile west of Chorley town centre and immediately abutting the route of the confirmed Gillibrands link road, Chorley's westerly by-pass.

Strategically located in the prime motorway corridor between the M6 and M61 and close to the new junction with the M65 the premises benefit from excellent transport links throughout the North West and in turn the national motorway network.



Description

The units will provide quality industrial and warehouse accommodation built to a high specification. Comprising 3 blocks, the units are of steel portal frame construction with walls of brick/block to a height of 2.2m (7'3")

with metal cladding above to the eaves.

The roof is pitched and of insulated metal cladding incorporating 10% double skin roof lights.

Access to the units is provided by means of insulated sectional steel up and over loading doors and separate personnel doors.

Each unit incorporates a small office area including a toilet, separate works toilet and gas fired warm air heating.

Externally the units have the benefit of a shared surfaced forecourt for loading and parking.

Services

All mains services are provided to the units including water, gas, three phase electricity and mains drainage. (Incoming tenants will be responsible for the connection of all services).

New Development of Industrial/Warehouse Units

Terms

All units are available on terms to be agreed. Further details of rents and lease terms are available from the joint agents.

Rent

On application.

VAT

VAT is payable on the rent at the prevailing rate.

Legal Costs

The incoming tenant is to be responsible for the Landlords reasonable legal costs incurred in the transaction.

Viewing

By prior appointment with the retained agents.

Schedule of Accommodation

UNIT 15	395 SQ M	4,250 SQ FT
UNIT 16	395 SQ M	4,250 SQ FT
UNIT 17	316 SQ M	3,400 SQ FT
UNIT 18	316 SQ M	3,400 SQ FT
UNIT 19	186 SQ M	2,000 SQ FT
UNIT 20	251 SQ M	2,700 SQ FT
UNIT 21	446 SQ M	4,800 SQ FT
UNIT 22	446 SQ M	4,800 SQ FT

Units can be combined to meet larger requirements, subject to availability.



BD&H
BAILEY DEAKIN HAMILTONS
 CHARTERED SURVEYORS
 14 Winsley Square, Preston P1 3JJ
01772 204006

WHITTLE JONES
01772 883344
 THE CHAMBERS, 53 GARDHALL ST, PRESTON P1 1MU

DISREPRESENTATION CLAUSE: Whittle Jones Group Limited and Bailey Deakin & Hamiltons for themselves and for the vendors or lessors of this property whose agents they are over matter that: a. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; b. All measurements, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct however and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c. No person in the employment of Whittle Jones Group Limited and Bailey Deakin & Hamiltons has any authority to make or give any representations or warranty whatever in relation to this property; d. Rents, prices, premiums and service charges quoted are exclusive of VAT (which may be chargeable); published April 2000. RB & Co 0161 281 0088