

TO LET
MODERN INDUSTRIAL UNIT

46m_ (500 sq ft)



Awaiting Photograph

Unit 62
Foxhole Road Industrial Estate
Chorley

LOCATION

The premises are situated within the popular Common Bank Employment Area, on Foxhole Road, immediately off the A581 Southport Road. The Estate benefits from close proximity

to Chorley Town Centre, together with the Region's motorway network, with both the M61 and M6 motorways within a short driving distance.

DESCRIPTION

The premises comprise a mid terraced single storey workshop unit of concrete block construction beneath a pitched profile metal sheet roof. The floor is of reinforced concrete, whilst access can be gained via a full height roller shutter door, together with a separate personnel door.

Internally the accommodation provides open workshop space, with integral office and toilet facilities.

Externally there is a tarmacadam surfaced forecourt for loading and parking.

ACCOMMODATION

The premises have been measured in accordance with the RICS/ISVA Code of Measuring Practice. The floor area is 500 sq.ft (46 sq.m).

RATES

We are verbally informed by Chorley Borough Council that the premises has a Rateable Value of £2,450 per annum.

The current Uniform Business Rate for the financial year 2004/2005 is 45.6p in the £.

SERVICES

All services are connected including water gas electricity and mains drainage.

TERMS

The unit is available on a new effectively full repairing and insuring lease for a minimum term of three years.

RENT

The unit is available at a rent of £4,600 per annum plus a service charge which covers maintenance of common areas, landscaping, structural and external repairs and decorations together with refuse collection.

VIEWING

Strictly by prior appointment via sole agents Whittle Jones North West, Telephone 01257 238666.