



NORTHERN TRUST

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OAK HOUSE

HIGH STREET, CHORLEY PR7 1DW



TO LET

REFURBISHED OFFICE SUITES
TOWN CENTRE LOCATION

243 - 1,350 SQ FT (79 - 975 SQ M)

FROM 2 - 20 DESKS



OAK HOUSE

CHORLEY TOWN CENTRE

REFURBISHED OFFICE SUITES SURROUNDED BY LOCAL FACILITIES & AMENITIES



DESCRIPTION

Oak House is a prestigious town centre office building, which has been fully refurbished to provide high quality office accommodation from 2 person suites (243 sq ft) upwards.

The offices benefit from a ground floor central entrance foyer, with two floors of modern offices above. The building is of traditional brick construction with stone facings and a slate roof. The offices are centrally located in Chorley Town Centre with local amenities nearby.

SPECIFICATION

Oak House provides a range of fully refurbished office suites benefiting from:

- Suspended ceilings
- Fluorescent lighting
- Fully carpeted
- Gas central heating
- Entrance foyer and central reception area
- Toilets on each floor





ACCOMMODATION

Suites are available from 243 sq ft (2 persons) up to 1,350 sq ft (10 persons). Suites can be combined to provide larger space to meet individual requirements, subject to availability.

Suite 1	263 Sq ft	2 Desks
Suite 2	243 Sq ft	2 Desks
Suite 3	275 Sq ft	4 Desks
Suite 4	1,060 Sq ft	8 Desks
Suite 5	825 Sq ft	6 Desks
Suite 6	1,145 Sq ft	9 Desks
Suite 7	1,350 Sq ft	10 Desks
Suite 8	810 Sq ft	6 Desks



AVAILABILITY

For current availability please contact one of the joint agents.

RENT

Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

TERMS

The offices are available on flexible tenancy agreements.



LOCATION

Oak House is strategically located within Chorley Town Centre, situated on High Street, at its junction with the A6 and Market Street. The premises are approximately one mile from junction 8 of the M61 motorway providing excellent local and regional transport links. The premises also benefit from good communication links with Chorley Interchange and the Railway station within a short walk. The premises are serviced with ample public and contract car parking nearby.

Based in the Town Centre, Oak House is close to local amenities, shopping precinct and food/drink outlets. Local occupiers in the vicinity include Booths Supermarket, the central Post Office depot, and Argos.

DISTANCES

M61	1.5 Miles
M6	4.5 Miles
Leyland	5 Miles
Preston	9 Miles
Bolton	12 Miles
Manchester	24 Miles

Source TheAA.com

OAK HOUSE • HIGH STREET • CHORLEY • LANCASHIRE

SAT NAV POSTCODE

PR7 1DW



Adjacent Town Hall



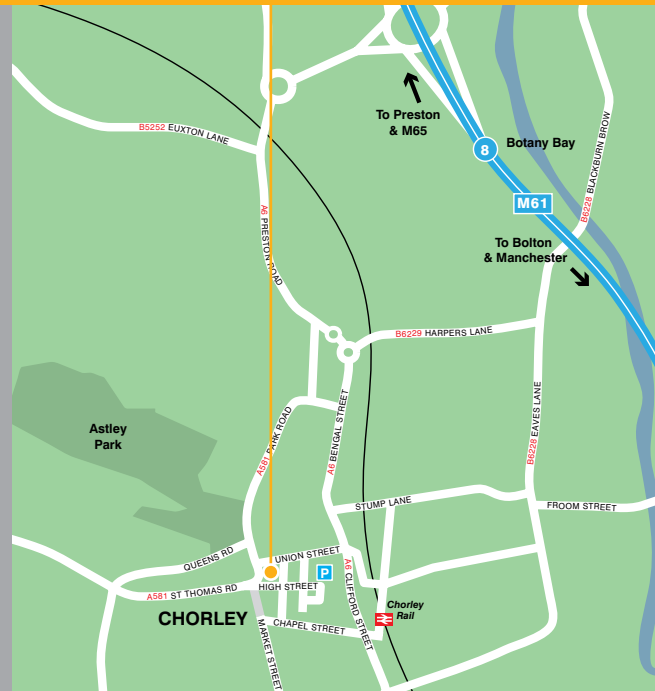
Booths Supermarket



Chorley Town Centre retail



Chorley Interchange within 2 minutes



VIEWING / FURTHER INFORMATION

To arrange a viewing or for further information please contact one of the joint letting agents.

Ben Gilkes
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Richard Williams
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Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. January 2011

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