



TO LET

**2nd Floor Suite, Office N7
Chorley Business & Technology Centre
Euxton Lane
Chorley
PR7 6TE**



Quality self contained second floor office suite with 11 car parking spaces.

- 2,711 Sq Ft (251.92 Sq M)
- Popular estate
- 11 car parking spaces included
- Air conditioned
- Full access raised floors
- Carpeted and suspended ceilings incorporating LED lighting throughout
- Male & Female Wc's .
- Passenger lift

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET

0161 234 0777

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PR7 6TE**

LOCATION

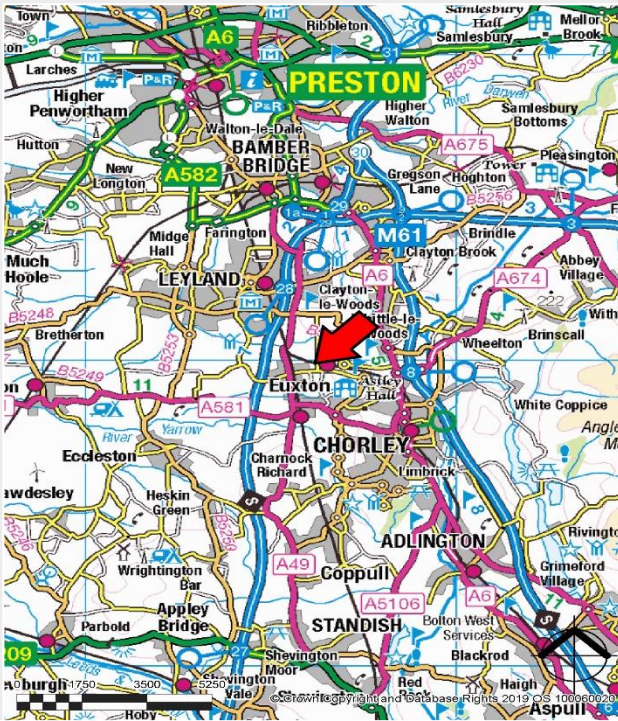
Chorley Technology Centre is perfectly located for business throughout the North West and beyond. Access to both the national (M6 Junction 28) and regional (M61 Junction 8) motorway network are both within a few minutes drive-time.

Buckshaw Parkway Railway station provides direct services to Preston, Manchester City Centre and Manchester Airport. The development is also served by local bus services to the surrounding towns.

SPECIFICATION

The property was constructed in 2019 and provides quality accommodation and the following specification : -

- Fully carpeted
- LED lighting
- Raised floors
- Passenger Lift
- 11 Car Parking Spaces
- Landscaping
- Air conditioned
- Ready for immediate occupation



ACCOMMODATION

Measured on a net internal basis, the property provides the following area: -

2,711 Sq Ft (251.92 Sq M)

RATEABLE VALUE

TBC

EPC

Available upon request.

VAT

VAT will be charged on all outgoings at the prevailing rate.

TERMS

Our clients are seeking to sub let a second floor suite for a term of years to be agreed. Any sub lease will be outside the terms of the Landlord & Tenant Act 1954 Pt II.

RENT

£43,400 per annum excl.

SERVICE CHARGE

A service charge will be levied to cover the costs of the upkeep, maintenance and utility costs of the property, further information is available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777



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