

To Let  
£14,950 p.a. exclusive



# High Specification Industrial/Business Unit

1,428 SQ FT (132.66 SQ M)

📍 UNIT 7 VYKING ENTERPRISE HUB, STANDISH STREET, CHORLEY, PR7 3AL

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High specification industrial/business unit
- Excellent location with convenient links to the National Motorway Network
- Situated on the fringes of Chorley Town Centre
- High quality specification
- 5.70 metre eaves, electric shutters and dedicated parking (2 x spaces)
- Includes mezzanine area - suitable for offices and stores
- Suitable for a range of commercial uses (E Class)
- Close to many amenities, including Chorley Retail Park
- Superb transport links to the National Motorway Network
- Business grants available to businesses relocating to Chorley
- Ideal sized units for light industrial, warehouse and workshop uses
- £14,950 per annum exclusive



## LOCATION

The site is situated in Chorley Town Centre, located off the A6 and behind the well established Chorley Retail Park, which is home to retailers such as KFC, Subway and Wickes, amongst many others. The newly constructed development is less than 2 miles from junction 8 of the M61 motorway, and 500 yards from Chorley train and bus stations.

Other notable nearby occupiers include ASDA Superstore, Morrisons Supermarket, Jewsons Builders Merchants and Evans Halshaw.

## DESCRIPTION

Vyking Enterprise Hub is a parade of newly constructed, high specification industrial/business units, suitable for a range of uses, including light industrial, warehouse and workshop occupiers.

The development consists of two modern single storey terraces, split by a central yard/circulation and parking area, which is shared by all occupiers.

The unit is of steel portal frame construction with half-height brickwork walls and insulated profile steel cladding above, insulated profile roof, including double skin translucent roof panels above.

Internally, the unit comprises a solid concrete floor and single accessible WC facility on the ground floor, with a concrete mezzanine towards the rear (stepped access), which may be suitable for offices, further workshop area, or stores.

The unit has 2 x dedicated car parking spaces to the front. The site has secure barrier entrance.

Please see Floor Plan below.

## SERVICES

The mains services connected to the property include water supply, single phase electricity supply and mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	81.57	878
Mezzanine	51.1	550
<b>Total</b>	<b>132.66</b>	<b>1,428</b>

## LEASE TERMS & RENTAL

The property is available to lease by way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

Rental £14,950 per annum exclusive.

## SERVICE CHARGE & INSURANCE

A service charge is levied on occupiers of the development to cover items such as site maintenance, external lighting, gritting and provision of waste bins, etc. Further details are available on request.

Landlord to insure the building and re-charge the premium to the Tenant. Further details are available on request.

## VAT

VAT is applicable at the prevailing rate.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £13,750, with effect from 1st April 2026. [Small Business Rates Relief may be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority \(Chorley Council\).](#)

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

## PLANNING

E-Class - Commercial, Business and Services. The unit may suit a range of occupiers, however, please note that vehicle related uses are not permitted and will not be considered. It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).

Occupiers may be eligible for a Business Grant from Chorley Council. Interested parties are to make their own enquiries direct with the council.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of B(27). The certificate is valid until 21st May 2034. A full copy of the Report is available upon request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### Nathan Broughton | Graduate Surveyor

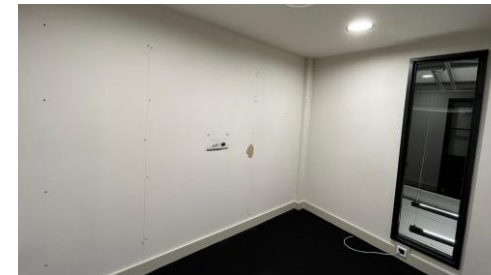
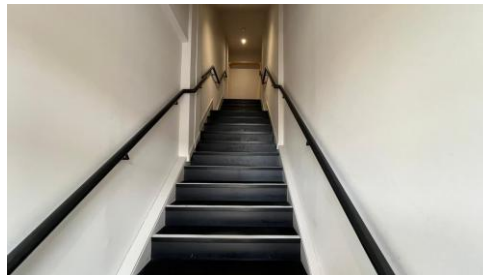
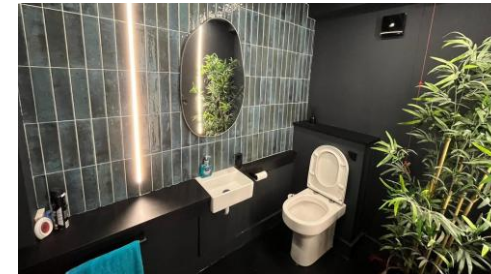
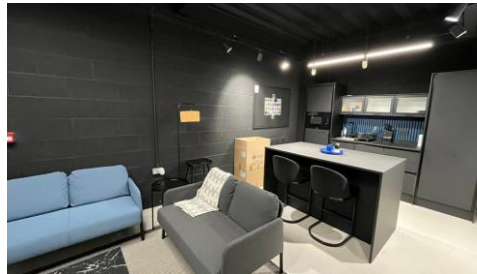
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### Daniel Westwell | Director

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**TURNER WESTWELL LIMITED** is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.

