

To Let  
Rents from £375 pcm



# High Quality Refurbished Office Suites

138-149 SQ FT (12.82-13.84 SQ M)

📍 SUITE 13, SECOND FLOOR, TURNER HOUSE, MARKET STREET, CHORLEY, PR7 2SE

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High quality managed office accommodation (unfurnished)
- Immediate occupation available
- Ideal start-up office available on flexible lease terms
- Located in Chorley Town Centre
- All inclusive rental package providing cost certainty for Tenants
- Super-fast broadband included within the rental
- Zero Business Rates for qualifying occupiers
- Car parking available at additional cost
- Communal kitchen and WC facilities
- New Lease
- From £4,500 per annum plus VAT



## LOCATION

Turner House is located prominently upon Market Street within Chorley Town Centre. The available office accommodation is situated above The Post Office, directly opposite Chapel Street.

There are a number of amenities within walking distance of the property, including shops, cafes, bars and restaurants. Nearby occupiers include Lloyds TSB, Natwest Bank, Specsavers Opticians, Booths and Costa Coffee. In addition, there are a range of independent retailers and businesses within the immediate vicinity.

Chorley Train Station is within a 5 minute walk with services direct into Manchester and the North, via Preston.

## DESCRIPTION

Turner House comprises a substantial, detached former banking hall premises. The accommodation within is arranged over lower ground, ground, first and second floors. The ground floor is occupied predominantly by The Post Office.

The managed office accommodation is situated at both first and second floors (although the first floor has floor level access). Access to the office centre is gained at the rear of the property via a communal entrance.

Each floor is sub-divided to create super, self-contained office suites, each with their own front-door and windows to aid natural lighting.

Please see floor plans below.

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Suite 6 - First Floor	12.82	138
Suite 13 - Second Floor	13.84	149

## SPECIFICATION

- High quality finished individual office suites
- Competitive all-inclusive rentals
- LED lighting throughout
- Super-fast broadband and Wi-Fi connectivity (included within the rental)
- Contract quality carpet-tile floor finishes
- Communal WC and kitchen facilities
- Energy efficient wall mounted electric panel heating

## SERVICES

We understand that mains electricity, water and mains drainage are connected to the property. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances and therefore we are unable to comment upon their adequacy or condition.

## LEASE TERMS & RENTAL

Available by way of a Licence Agreement for a minimum term of 12 months. The Rent will be reviewed thereafter.

Suite 6 - £4,500 per annum/£375 per calendar month exclusive.

Suite 13 - £4,750 per annum/£395 per calendar month exclusive.

Car parking is available at additional cost.

## VAT

VAT is applicable and will be charged at the prevailing rate.

## EPC

An Energy Performance Certificate (EPC) has been commissioned and full copy of the Report is available on request.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that Suites 6 & 13 have Rateable Valued of £1,400 and £1,150 respectively, with effect from 1st April 2026. **100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to confirm 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.

## LEGAL COSTS

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

## 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.

## DECLARATION OF PERSONAL INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, Turner Westwell Commercial Agents disclose that there is a personal interest from two of the Directors of the company in the subject property (Owners).

## VIEWINGS

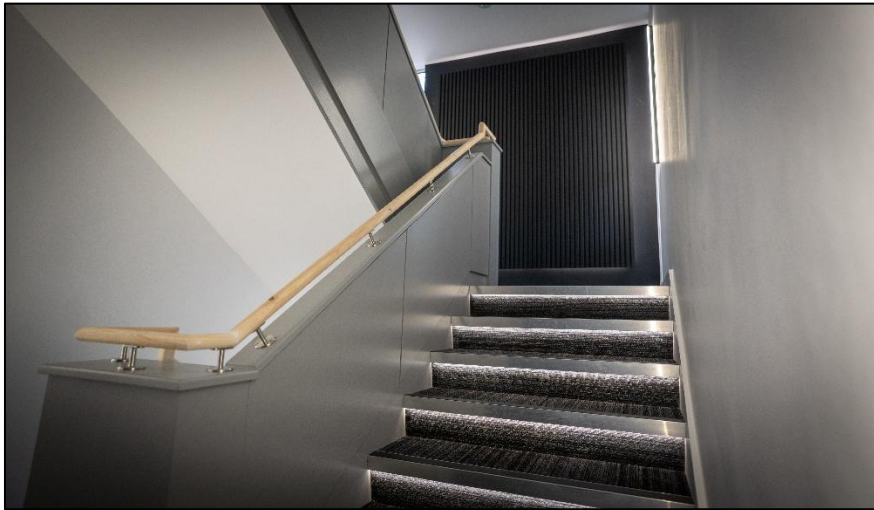
Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Nathan Broughton** | Graduate Surveyor

BSc (Hons)

☎️ 01257 441474 ✉️ [nathan.broughton@turnerwestwell.co.uk](mailto:nathan.broughton@turnerwestwell.co.uk)





FIRST FLOOR PLAN



## SECOND FLOOR PLAN



TW