



To Let

Windows & Doors are to be sprayed grey

Substantial Two-Storey Detached Office Building

4,454 SQ FT (413.78 SQ M)

📍 INVESTMENT HOUSE, EAST TERRACE, EUXTON LANE, EUXTON, CHORLEY, PR7 6TE

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Substantial two-storey detached office building
- Strong regional connectivity to Preston, Manchester and surrounding towns
- Excellent road access via M6 Junction 28
- Close to Buckshaw Parkway and Euxton Balshaw Lane Railway Stations
- Flexible mix of open-plan and private office accommodation
- Modern specification including LED lighting and data trunking
- On-site parking for approximately 18 vehicles bays
- New Lease
- £60,000 per annum exclusive



LOCATION

Chorley is the administrative centre of the Borough of Chorley in Lancashire, strategically located within close proximity to Preston, Manchester, Bolton, Wigan and Blackburn.

Investment House is situated in the Euxton area on the western edge of Chorley, within the established East Terrace Business Park on Euxton Lane. The business park forms part of the Chorley Business & Technology Centre and provides modern office and light industrial accommodation, with surrounding commercial premises and nearby residential development, including Buckshaw Village.

The property benefits from excellent transport links, with Buckshaw Parkway and Euxton Balshaw Lane railway stations nearby, access to the M6 at Junction 28, and regular bus services connecting Chorley, Leyland and Preston.

DESCRIPTION

The property comprises a substantial two-storey detached office building of cavity brick construction, with UPVC windows and a hipped concrete tiled roof. A central entrance foyer provides access to well-configured office accommodation arranged over two floors.

The ground floor offers a combination of open-plan offices arranged around a central corridor, with WC facilities, kitchen and plant room, plus a large open-plan office to the rear.

The first floor provides a mix of private offices and larger open-plan areas, with additional WC and kitchen facilities.

The offices are finished to a modern standard with carpeted floors, LED lighting, perimeter data trunking and gas central heating.

Externally, there is parking for approximately 18 vehicles.

ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Ground Floor	208.1	2,240
First Floor	205.68	2,214
Total	413.78	4,454

SERVICES

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

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental: £60,000 per annum, exclusive.

VAT

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

USE

E-class - commercial, business and service. May suit alternative uses (subject to planning permission). **It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Chorley Council).**

EPC

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



LEGAL COSTS

Each party are 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.

VIEWINGS

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

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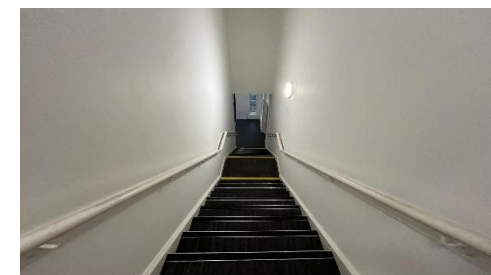
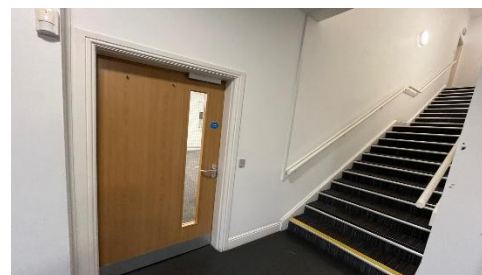
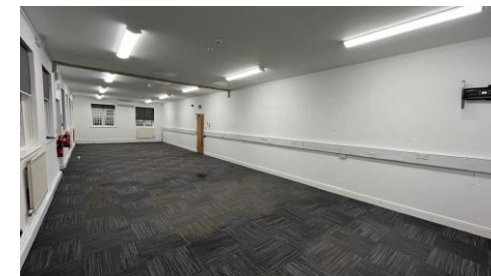
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