north 360 real estate

INDUSTRIAL & OPEN STORAGE SPECIALISTS

UNIT 18, Matrix Point, Buckshaw Village, Chorley, PR7 7ND

TO LET



3,626 SQ FT

336.86 SQ M

TRAVEL LINKS

3 Minute drive to J28 on M6 and 5 Minute to J8 M61 Motorway

KEY FEATURES

- Modern Industrial/Trade Counter unit with warehouse space and small office including LED lights, kitchenette and W/C.
- 6m eaves & 7m to Apex
- Great circulation space and 10 allocated parking spaces.
- 1 x auto roller shutter access
- Close proximity to M6 Jct28 & M61 Jct8
- 24/7 access
- Secure site.

ACCOMODATION	3,626 SQ FT / 336.86SQ M
USE	B1, B2 & B8
RENTAL & VAT	£39,000plus VAT per annum
BUSINESS RATES	Rateable value - £33,000per annum
SERVICE CHARGE	Estate service charge for the common areas on the estate £2,000
SERVICES	3 phase electric and water onsite.
EPC	Available on request
LEASE TERMS	Available by way of a new full repairing and insuring lease
LEGAL COSTS	All parties will be responsible for their own legal costs incurred in the transaction
VIEWINGS	Please call us to arrange a viewing





CONTACT



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