

# TO LET

## WASHINGTON HALL

EUXTON, CHORLEY, LANCASHIRE PR7 6DH

HIGH QUALITY DETACHED WORKSHOP PREMISES  
WITH OFFICES **10,830 SQ FT** ON A SITE OF **1.45 ACRES**

**THE PROPERTY IS SITUATED  
JUST OFF SOUTHPORT ROAD,  
ADJACENT TO THE WASHINGTON  
HALL FIRE AND RESCUE CENTRE  
ON THE EDGE OF CHORLEY.**

**IT HAS EASY ACCESS TO  
JUNCTION 8 OF THE M61  
MOTORWAY AND IS CLOSE TO  
BOTH BUCKSHAW PARKWAY AND  
EUXTON RAILWAY STATIONS.**



**EXCELLENT  
LOCATION**



**LARGE  
SECURE YARD**



**HIGH QUALITY  
SPECIFICATION**

### DESCRIPTION

The property comprises a brand new detached workshop premises with offices extending to 10,830 sq.ft.

The two storey offices to the front of the premises are of steel framed construction, with feature 'kingspan' insulated steel panels, under a mono pitched roof.

There are also feature glass windows and internally the space benefits from gas fired central heating, carpet tiled floors, double glazed windows and painted plasterboard walls, together with ancillary WC and amenity facilities.

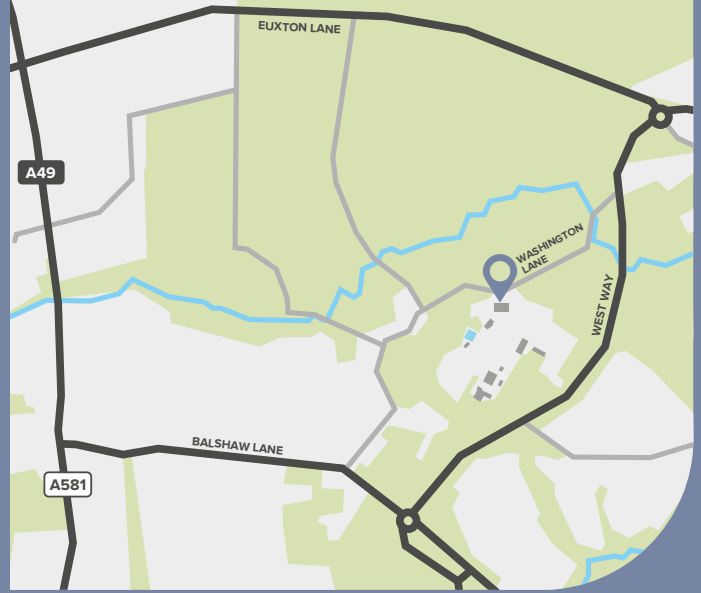
The workshop to the rear is of modern steel portal frame construction with insulated steel profile walls under a pitched roof, incorporating translucent panels.

The workshop has the benefit of two roller shutter doors, a working eaves height of approximately 4.5 metres rising to the central apex, solid concrete floor, electric strip lighting and 3 phase power.

Externally there is a large fully secure tarmacadam yard providing ample parking and loading areas.

We have calculated the total site is 1.45 acres.





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## ACCOMMODATION

We have calculated the gross internal area to be as follows:

Ground Floor	Offices	2,310 sq.ft
First Floor	Offices	2,096 sq.ft
Ground Floor	Workshop	6,424 sq.ft
<b>TOTAL</b>		<b>10,830 sq ft</b>

## SERVICES

It is understood that all mains services are available to the property.

## BUSINESS RATES

Interested parties are advised to contact Chorley Borough Council on: 01257 515 151.

## LEASE TERMS

The premises are available by way of assignment of exiting lease ending: 05th May 2026. Alternatively a new full repairing and insuring lease could be negotiated.

## RENT

Upon application.

## EPC

A copy of the energy performance is available upon request.

## VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rent.

## RENTAL

£100,000 per annum.

## AVAILABILITY

The property is available for immediate occupation.

## LEGAL COSTS

Each party to bear own costs incurred in this transaction.

## PLANNING

The property would suit most industrial/warehouse/storage uses. However, interested parties are recommended to contact the local planning authority to discuss their proposed use in greater detail.

## ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.



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