

TO LET

**GROUND FLOOR OFFICE SUITE
WITH PARKING**

21 SQ M (226 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



**SUITE 12
HEARLE HOUSE
EAST TERRACE BUSINESS PARK
EUXTON LANE
CHORLEY
PR7 6TB**

£7,339
**Per annum
Inclusive**

- High quality refurbished offices
- Available from 1st July 2025
- Each suite independently wired for broadband – high speed internet connection
- 2 allocated car parking spaces per suite
- Office furniture available by separate negotiation
- 24/7 access to building/barrier on car park
- Flexible lease terms – minimum 12-month agreement
- Rental includes electric, water and service charges
- Strategically located with excellent access to M6 & M61 motorways



LOCATION

East Terrace Business Park is a modern, strategically located office development situated adjacent to Buckshaw Village, which comprises a mixture of commercial and residential users.

The property is also adjacent to Chorley Business and Technology Centre fronting Euxton Lane.

The offices lie between both the M6 and M61 motorways with nearby access to the M65 motorway also.

DESCRIPTION

The subject property comprises a modern interlinked two-storey office building, forming part of a block of three similar units, arranged over ground and first floor levels.

There are 2 dedicated car parking spaces per suite.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor - Suite 12	21.00	226

LEASE TERMS & RENTAL

Available by way of a new Internal Repairing & Insuring Lease for a minimum term of 12-months.

DESCRIPTION	RENTAL	AVAILABILITY
Ground Floor - Suite 12	£7,339 per annum inclusive	Available 1 st July 2025

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT is applicable.

BUSINESS RATES

Suite 12: Re-assessment required

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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