



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

ACKHURST BUSINESS PARK Chorley, Lancashire

Self Contained Office Accommodation
ON AN ESTABLISHED BUSINESS PARK DEVELOPMENT

TO LET

**UNITS FROM 2,000 SQ FT (185.8 SQ M)
TO 10,500 SQ FT (975 SQ M)**



- **On-Site Car Parking**
- **Attractive Landscaped Environment**



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What you get at Ackhurst Business Park...

- *PART SKIRTING LEVEL TRUNKING AND PART RAISED FLOORS*
- *SUSPENDED CEILINGS*
- *CATEGORY II LIGHTING*
- *DOUBLE GLAZED WINDOWS*
- *GAS CENTRAL HEATING*



Availability

A range of office requirements can be accommodated from whole floors to individual self-contained buildings. For current availability please refer to the enclosed inserts.

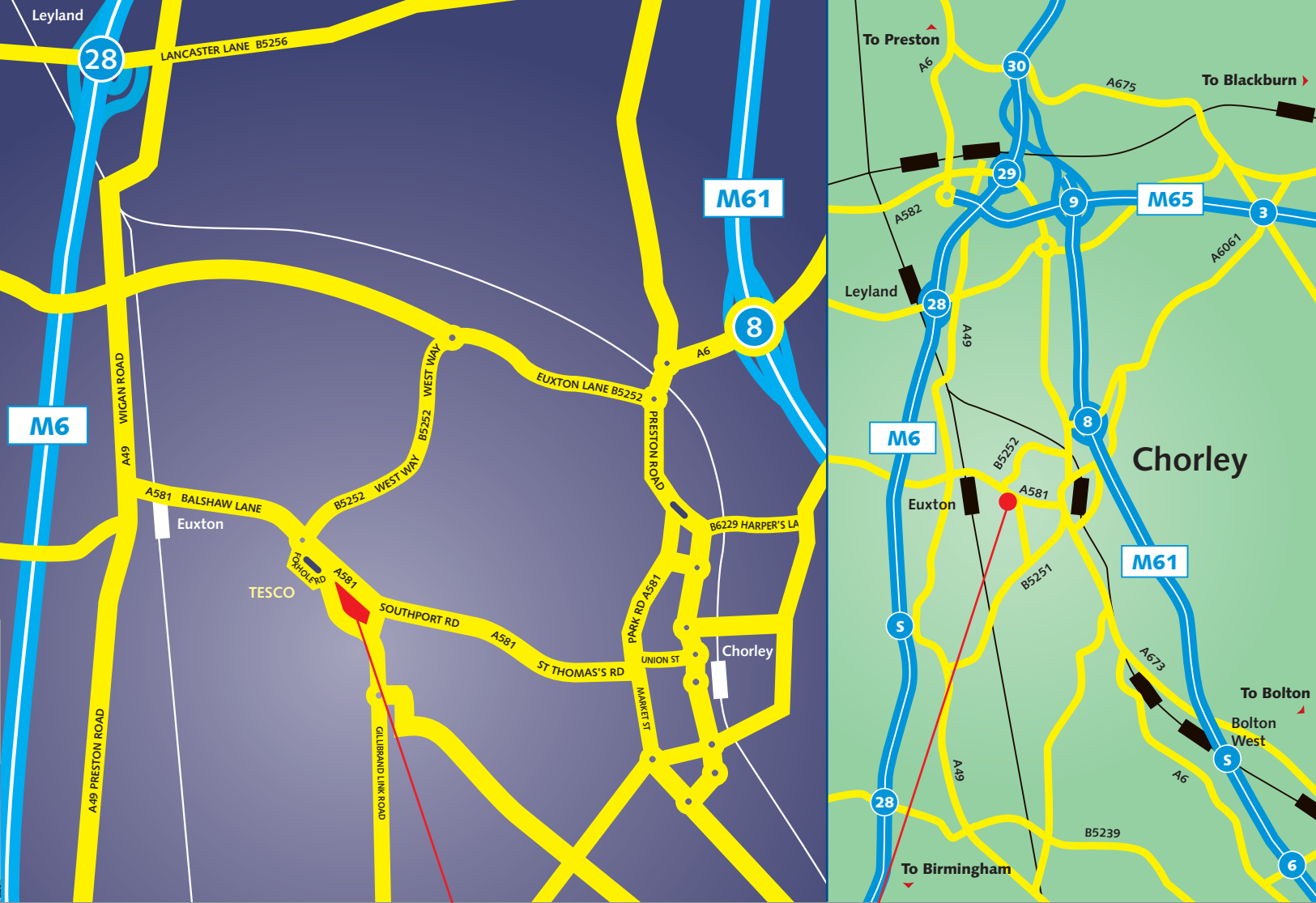
Description

Ackhurst Business Park is one of Lancashire's premier business locations incorporating a range of modern detached office buildings set in fully maintained landscaped grounds.

The premises are designed to provide attractive high specification offices.

Externally, generous car parking is included, at a ratio of 1:250 sq ft.

The Business Park has on site security with a security lodge at the entrance, which is manned each night and every weekend.



ackhurst BUSINESS PARK PR7 1NY

Location

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately 1 mile from Chorley town centre and in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally. Euxton railway station is within 3/4 mile of the Business Park.

Occupiers on the site include The Prison Service, Gasforce, Synexus, Trust Inns Limited, Lancashire County Council, North West Projects Ltd, Shirebrook Park Financial Services and the Headquarters of Northern Trust.

Terms

The premises are to be let on new full repairing and insuring leases. Details of rentals and lease terms are available from the joint letting agents.

Viewing

Strictly by appointment with the joint letting agents Whittle Jones North West, Bailey Deakin Hamiltons and Lambert Smith Hampton.

Letting Agents

Lambert Smith Hampton
0161 228 6411
www.lsh.co.uk

BD&H
BAILEY DEAKIN HAMILTONS
01772 204006
www.bdhp.com

WHITTLE JONES
01257 238666
www.whittlejones.com

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YORK HOUSE

ACKHURST BUSINESS PARK, CHORLEY PR7 1NY

DESCRIPTION

A recently constructed HQ office building designed to provide attractive high specification offices incorporating:-

- Full raised access floors
- Suspended ceilings
- Air conditioning
- LG3 lighting
- Double glazing
- Gas central heating
- 34 on-site car parking spaces
- Toilets to ground and 1st floor
- Passenger lift
- Fully maintained landscaped grounds
- On-site security provided with a security lodge at the entrance to the park, which is manned each night and every weekend

SCHEDULE OF ACCOMMODATION

	Sq m	Sq ft
York House	720	7,750

TERMS

The premises are to be let on a new full repairing and insuring lease, for a minimum of 5 years.

RENTAL

£110,000 per annum exclusive.

CAR PARKING

34 car parking spaces are allocated for the exclusive use of the tenant.

TO LET

2 STOREY PRESTIGE HQ OFFICE BUILDING

WITH 34 PARKING SPACES

7,750 SQ FT (720 SQ M)

SERVICE CHARGE

A charge is levied by the landlord for the maintenance of the common areas, security and landscaping.

RATING ASSESMENT

Rateable value for 2006/2007 £101,000

Rate in the £ for commercial premises for 2006/2007 is 43.3p

VAT

Prices/rentals quoted are exclusive of VAT, which will be charged in addition at the prevailing rate.

VIEWINGS

Strictly by appointment.

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Lambert Smith
Hampton

0161 228 6411

www.lsh.co.uk

Letting Agents



ROCHESTER HOUSE

ACKHURST BUSINESS PARK, CHORLEY PR7 1NY

DESCRIPTION

The detached offices are finished to a high specification including carpeted floors with both 3 compartment skirting board trunking and part raised computer flooring incorporating electrical/data wiring, plastered walls and suspended acoustic tile ceilings with category 2 lighting.

There is an attractive entrance/reception off which are male/female toilet facilities adapted for wheelchair access. The ground and first floor open plan offices may be sub-divided to provide private offices, meeting rooms and kitchen areas if required.

External, generous car parking is provided, in fully maintained landscaped grounds. On-site security is provided with a security lodge at the entrance to the park, which is manned each night and at weekend.

SCHEDULE OF ACCOMMODATION

	Sq m	Sq ft
Ground Floor	185.8	2,000
First Floor	229.9	2,475
Total	415.7	4,475

TERMS

The premises are to be let on a new full repairing and insuring leases, for a minimum of 5 years.

RENTAL

On application.

CAR PARKING

Up to 18 car parking spaces are allocated for the exclusive use of the tenant.

SERVICE CHARGE

A charge is levied by the landlord for the maintenance of the common areas, security and landscaping.

RATING ASSESMENT

Rateable value for 2006/2007 £51,500

Rate in the £ for commercial premises for 2006/2007 is 43.3p

TO LET

2 STOREY PRESTIGE OFFICE BUILDING

WITH 18 PARKING SPACES

4,475 SQ FT (415.7 SQ M)

MAY SUB DIVIDE



VAT

Prices/rentals quoted are exclusive of VAT, which will be charged in addition at the prevailing rate.

VIEWINGS

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Letting Agents



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ARUNDEL HOUSE

ACKHURST BUSINESS PARK, CHORLEY PR7 1NY

DESCRIPTION

The detached offices are finished to a high specification including carpeted floors with both 3 compartment skirting board trunking and part raised computer flooring incorporating electrical/data wiring, plastered walls and suspended acoustic tile ceilings with category 2 lighting.

There is an attractive entrance/reception off which are male/female toilet facilities adapted for wheelchair access. The ground and first floor open plan offices may be sub-divided to provide private offices, meeting rooms and kitchen areas if required.

External, generous car parking is provided, in fully maintained landscaped grounds. On-site security is provided with a security lodge at the entrance to the park, which is manned each night and at weekend.

SCHEDULE OF ACCOMMODATION

	Sq m	Sq ft
Arundel House	416	4,475

TERMS

The premises are to be let on a new full repairing and insuring leases, for a minimum of 5 years.

RENTAL

£62,500 per annum exclusive.

CAR PARKING

18 car parking spaces are allocated for the exclusive use of the tenant.

SERVICE CHARGE

A charge is levied by the landlord for the maintenance of the common areas, security and landscaping.

RATING ASSESMENT

Rateable value for 2006/2007 £51,000

Rate in the £ for commercial premises for 2006/2007 is 43.3p

TO LET

2 STOREY PRESTIGE OFFICES

WITH 18 PARKING SPACES

4,475 SQ FT (416 SQ M)



VAT

Prices/rentals quoted are exclusive of VAT, which will be charged in addition at the prevailing rate.

VIEWINGS

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