



TO LET

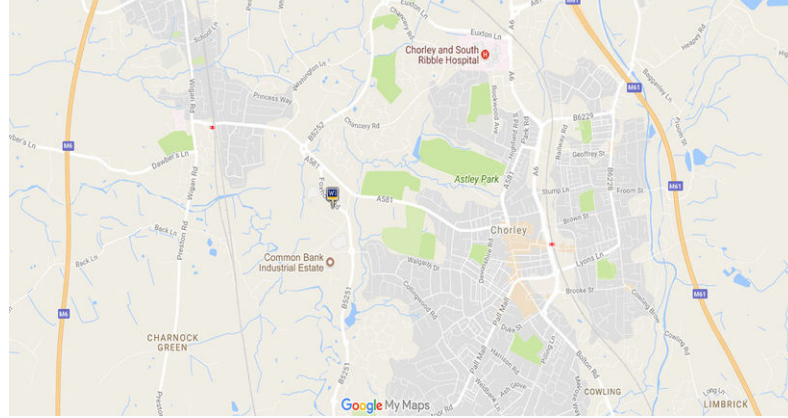
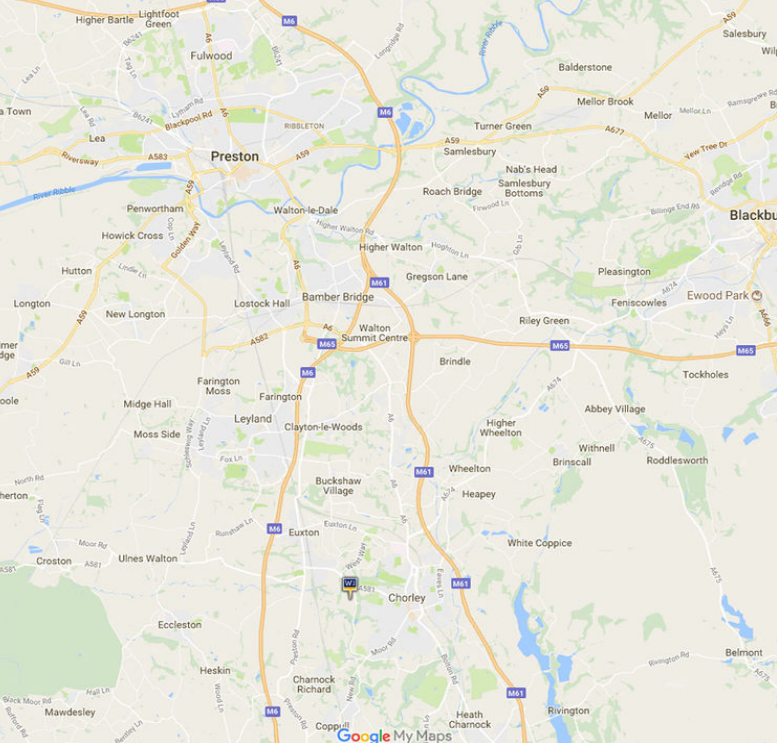
FOXHOLE ROAD INDUSTRIAL ESTATE

**FOXHOLE ROAD, CHORLEY, LANCASHIRE
PR7 1NW**



- Well Established Industrial Location
- Excellent Transport Links
- Good Nearby Amenities
- Flexible Workspace
- Integral Office and Toilet Facilities
- Ample Car Parking Space

WORKSHOP / INDUSTRIAL UNITS
500-1,000 SQ FT (46.45-92.90 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Chorley Train Station	1.5	29	Walk
J8, M61	2.3	9	Drive
J28, M6	3.6	11	Drive
Manchester	25.4	44	Drive

Source: theAA.com

FOXHOLE ROAD INDUSTRIAL ESTATE

FOXHOLE ROAD, CHORLEY, LANCASHIRE



DESCRIPTION

Foxhole Road Industrial Estate covers 5,000 sq ft of flexible workspace accommodation with workshops from 500 sq ft up to 1,000 sq ft. The premises are terraced single storey workshop units of concrete block construction beneath a pitched profile metal sheet roof. The floor is of reinforced concrete, whilst access can be gained via a full height roller shutter door, together with a separate personnel door.

Internally the accommodation provides open workshop space, with toilet facilities. Externally there is a tarmac surfaced forecourt for loading and parking.

SPECIFICATION

- Reinforced concrete floor
- Full height roller shutter door with separate personnel door
- Concrete block construction
- Pitched profile metal sheet roof
- Integral toilet facilities
- Tarmac surfaced forecourt for loading and parking

EPC

The EPC ratings on the available units range from D90. Copies of individual EPC's are available on request.

TERMS

There are a range of flexible leasing options available. For more details please contact us,

LOCATION

The estate is located in the established Common Bank Employment area on Foxhole Road, immediately off Foxhole Road. Chorley is a market town centrally located with Wigan 8 miles away, Blackburn and Bolton 11 miles away, Preston 12 miles away and Manchester less than 20 miles to the south east. Chorley is bypassed by the A6 and the estate benefits from excellent transport links to the wider region with Junction 8 of the M61 within 2 miles and Junction 28 of the M6 less than 4 miles away. The nearest train station is located at Euxton Balshaw Lane with trains from Blackpool to Wigan and Liverpool. Chorley railway station services trains from Manchester Airport to Windermere and Blackpool / Preston to Manchester.

There are good local amenities with a nearby Tesco Superstore and Chorley town centre is only 5 minutes away providing a range of high street retail outlets and eateries.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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