



To Let  
£443.34 plus VAT pcm

# Ground Floor High Quality Office Suite

FROM 280 SQ FT (26.01 SQ M)

📍 SUITE 11, HEARLE HOUSE EAST TERRACE BUSINESS PARK, EUXTON LANE, CHORLEY, PR7 6TB

# TW

Turner Westwell  
Commercial Agents



## KEY FEATURES

- High quality self-contained ground and first floor office suites
- 2 x designated car parking spaces
- Barrier/Intercom entry to car park
- Strategically located with convenient access to M6 & M61 motorways
- Well presented accommodation suitable for professional occupier
- Available for a minimum term of 12 months
- Inclusive rental packages providing cost certainty for Tenant
- 100% Business Rates Relief available for qualifying occupiers (only business premises)
- £443.34 plus VAT per month



## LOCATION

East Terrace Business Park is a modern, purpose built and 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. Hearle House is situated conveniently 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. An additional car parking space is available if required, at a cost of £70 p/month plus VAT.

## SPECIFICATION

- Double glazed windows
- Shared kitchen facilities
- Contract quality carpet tiles
- Perimeter trunking
- 2 x car parking spaces
- 24-hour access

## ACCOMMODATION

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

Description/Floor	Sq M	Sq Ft
Suite 11 (Ground Floor)	26.01	280

## SERVICES

We understand the mains services connected to the property water supply, electricity supply, and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £5,000, with effect from 1st April 2023.

The 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority.

## LEASE TERMS

The suite is available on flexible terms for a minimum period of 12 months.

## RENTAL

Suite 11: £443.34 plus VAT per month.

The Tenant is responsible for their own telephone and internet costs.

## LEGAL COSTS

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



## EPC

An Energy Performance Certificate has been commissioned and a full copy of the report will be available upon request.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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