

**£390 Per Month**

**389.00 sq ft**

**Long Lane, Heath Charnock, Chorley PR6 9EE**

# Summary

Amco Commercial are pleased to offer this ground floor industrial unit/workshop/storage unit available to rent.

The unit is located on the popular Cockers Farm Business Park, which is located on the outskirts of Chorley in a desirable rural area. Cockers Farm Business Park is a fully managed business park with security patrols, CCTV, communal WCs and on-site parking for tenants. There are over 40 other businesses on the park.

The property is approximately 5 minutes from Chorley Town Centre and access is off the (A6) Lyons Lane proceeding along Brooke Street, turning right onto Cowling Brow, and then on to Weavers Way leading to Long Lane with the private site entrance on the right before the Black Horse Public House car park.

The unit is on the ground floor with its own large double PVC doors with an external electric roller shutter for added security. The total floor area is 389 sqft and split into one main room and a smaller room within.

The unit is secure and dry, and benefits from its own water and electricity supplies.

The unit would be suitable for workshop, storage, light industrial use or similar.

There is a roller shutter for vehicle access into the unit.

Available immediately and tenants benefit from 24-hour access.

These particulars are only a guide. They are not exact or guaranteed. Property offered subject to contract.

## Key Features

- 24 Hour Access
- Site CCTV
- Roller Shutter
- Availbe Immediately

## Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:  
0161 773 3978  
[info@amcocommercial.co.uk](mailto:info@amcocommercial.co.uk)

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