







## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Details

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 five 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 and benefits from an additional loading entrance. The total floor area is 475 sqft and split into one main room and a smaller room that houses an office space with a kitchenette and a WC.

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.

EPC rating: E (98)

The unit is 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.

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.



Zoopla



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