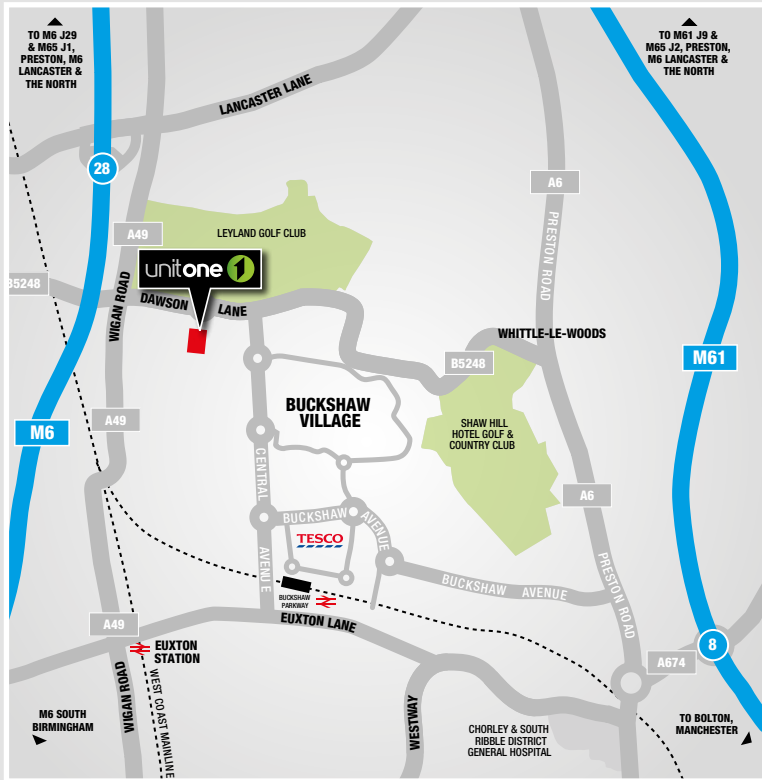


TO LET INDUSTRIAL/ WAREHOUSE UNIT

- 47,478 sq ft gross internal area
- Expansion potential to 90,000 sq ft
- 1 mile from J28 of M6 and 3 miles from J8 of M61
- D&B enquiries from 10,000 to 40,000 sq ft
- To be comprehensively refurbished





Accommodation

Use	Area (sq m)	Area (sq ft)
Ground Floor Warehouse	4,167.03 sq m	44,853 sq ft
Ground Floor Office	243.95 sq m	2,625 sq ft
Total	4,410.98 sq m	47,478 sq ft

Terms

For information contact the letting agents.

Description

- 7.4m eaves height
- Up to 4 surface level roller shutter doors
- 43 car parking spaces
- Large self-contained concrete surfaced yard

Location

Unit 1 is prominently situated on Eaton Avenue in Chorley and is accessed from Dawson Lane (B5248) off the M6 at J28 via Wigan Road (A49) or off the M61 at J8 via Preston Road (A6).

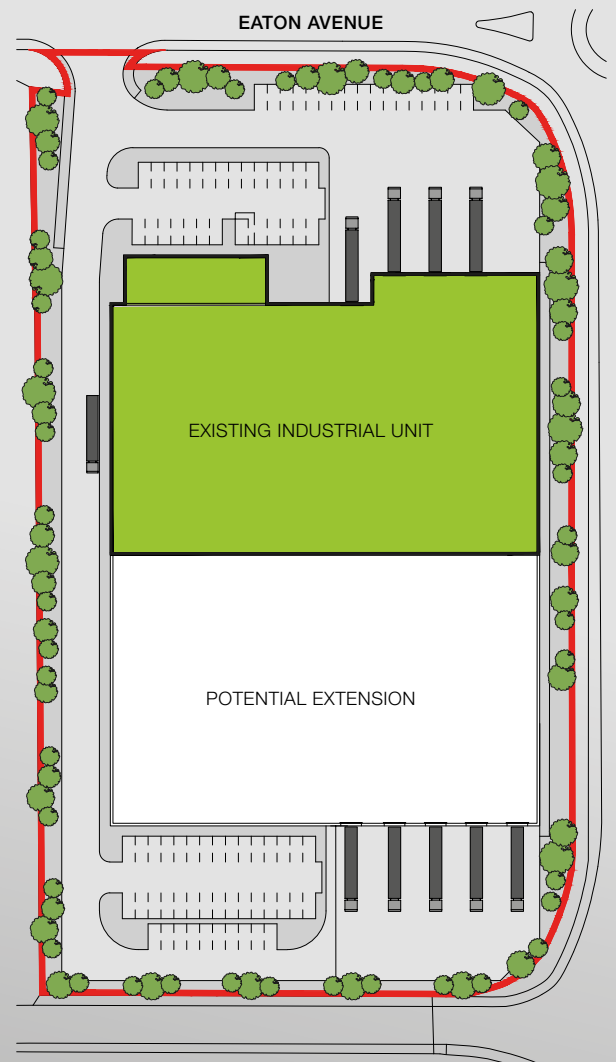
Regular local bus and regional train services are available nearby in Buckshaw Village and Manchester/John Lennon Airports can be reached within 45 minutes.

Travel distances

Chorley – 4.5 miles	Manchester City Centre – 27 miles
Preston – 7.5 miles	Liverpool – 30 miles
Bolton – 16 miles	Lancaster – 30 miles

EPC

Available upon request.



More information through the joint letting agents:



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Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. October 2016.