



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

ACKHURST BUSINESS PARK Chorley, Lancashire

Self Contained Office Accommodation
ON AN ESTABLISHED BUSINESS PARK DEVELOPMENT

TO LET

**UNITS FROM 2,000 SQ FT (185.8 SQ M)
TO 10,500 SQ FT (975 SQ M)**



- **On-Site Car Parking**
- **Attractive Landscaped Environment**





What you get at Ackhurst Business Park...

- PART SKIRTING LEVEL TRUNKING AND PART RAISED FLOORS
- SUSPENDED CEILINGS
- CATEGORY II LIGHTING
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING



Availability

A range of office requirements can be accommodated from whole floors to individual self-contained buildings. For current availability please refer to the enclosed inserts.

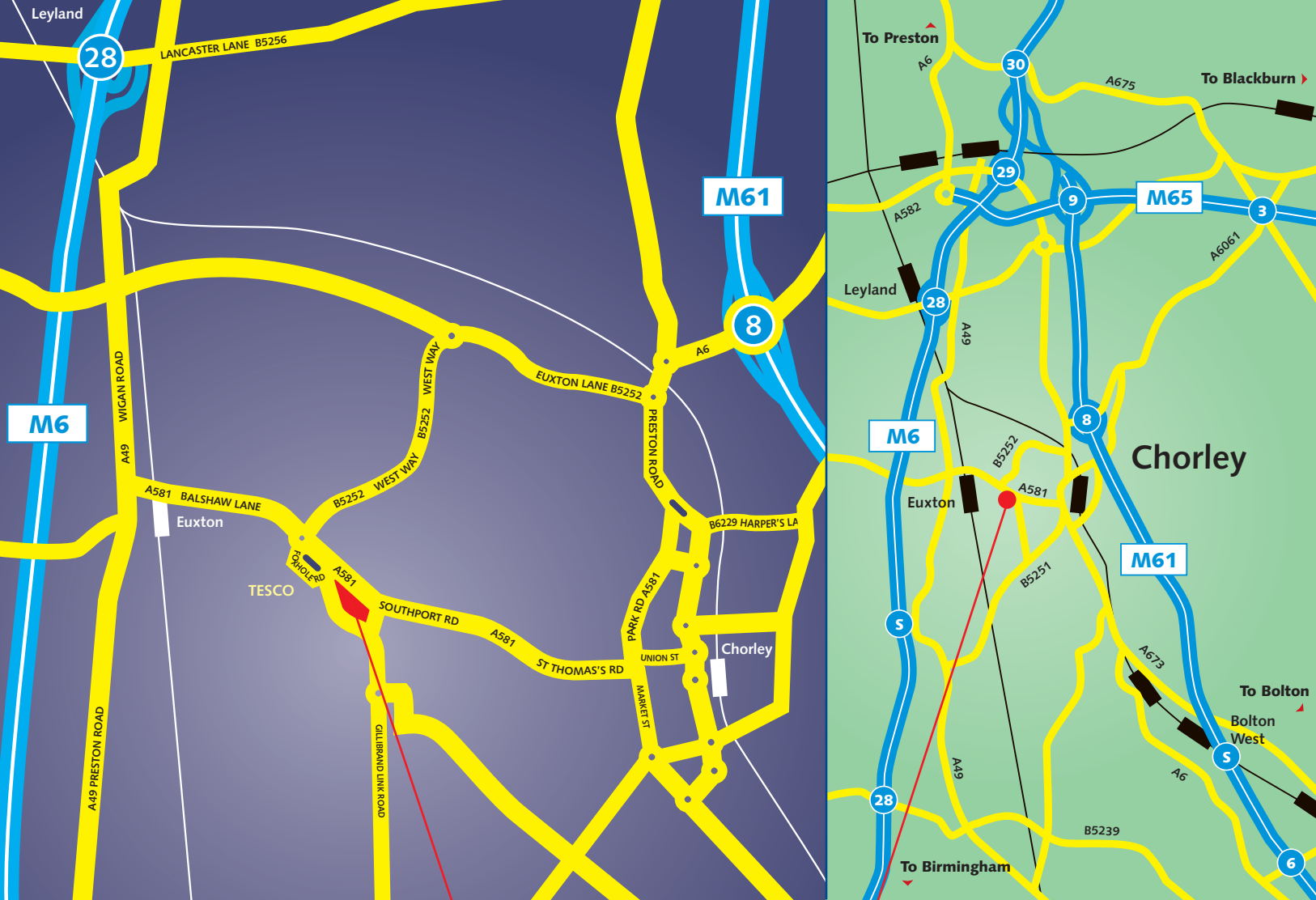
Description

Ackhurst Business Park is one of Lancashire's premier business locations incorporating a range of modern detached office buildings set in fully maintained landscaped grounds.

The premises are designed to provide attractive high specification offices.

Externally, generous car parking is included, at a ratio of 1:250 sq ft.

The Business Park has on site security with a security lodge at the entrance, which is manned each night and every weekend.



ackhurst BUSINESS PARK PR7 1NY

Location

Ackhurst Business Park is situated in one of Chorley's prime development areas. Located approximately 1 mile from Chorley town centre and in the middle of the North West's motorway network, the site offers quick and easy access throughout the region and nationally. Euxton railway station is within ¾ mile of the Business Park.

Occupiers on the site include The Prison Service, NFU Mutual, EGE Carpets, ISG Retail & Leisure, Synexus, Trust Inns Limited, Lancashire County Council, North West Projects Ltd, Shirebrook Park Financial Services, Chorley Building Society and the Headquarters of Northern Trust.

Terms

The premises are to be let on new full repairing and insuring leases. Details of rentals and lease terms are available from the joint letting agents.

Viewing

Strictly by appointment with the joint letting agents Whittle Jones North West, Bailey Deakin Hamiltons and King Sturge.

Letting Agents

Richard Wharton
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Nick Kos
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