

Innovate@ **ARUNDEL HOUSE**

ACKHURST BUSINESS PARK • CHORLEY • LANCASHIRE • PR7 1NY



TO LET

SMALL OFFICE SUITES 250 - 472 SQ FT (23.2 - 43.8 SQ M)

3 persons  -  6 persons

- @ FLEXIBLE TERMS
- @ HIGH QUALITY OFFICES
- @ EXCELLENT LOCATION
- @ ESTABLISHED BUSINESS PARK



Innovate@ ARUNDEL HOUSE



@ LOCATION

Innovate @ Arundel House forms part of the successful Ackhurst Business Park and 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 Balshaw Lane Railway Station is within 3/4 mile of the Business Park.

In the immediate vicinity occupiers can also benefit from a Tesco Extra Superstore and Fieldfare pub/ restaurant.

Occupiers on the site include NFU Mutual, EGE Carpets, ISG Retail & Leisure, Synexus, Chorley Building Society and the Headquarters of Northern Trust.

ACKHURST BUSINESS PARK • CHORLEY • LANCASHIRE

SAT NAV POSTCODE



@ DESCRIPTION

Ackhurst Business Park is one of Lancashire's premier business locations. Conveniently located for the region's motorway network and business infrastructure, Ackhurst Business Park incorporates a range of modern detached office buildings set in fully maintained landscaped grounds.

The Innovate offices at Ackhurst are situated on the ground floor of Arundel House and provide a range of small suites from 3 persons (250 sq ft) upwards, and incorporates an inclusive pricing structure, delivering the ideal solution for start-up and small businesses looking for quality office space.

@ BENEFITS

- Inclusive pricing
- Flexible terms
- Excellent location
- On site car parking

@ TERMS/RENT

The Innovate offices are available on a flexible basis at competitive rents, by way of a tenancy agreement. Full details can be obtained from the joint letting agents. Any figures quoted will be subject to VAT at the prevailing rate.

@ VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents:

www.ackhurstbusinesspark.co.uk/innovate

@ ACCOMMODATION

Building	Persons	SQ FT	SQ M
Suite 1		252	23.4
Suite 2		250	23.2
Suite 3		472	43.8
Suite 4		282	26.2
Suite 5		320	29.7

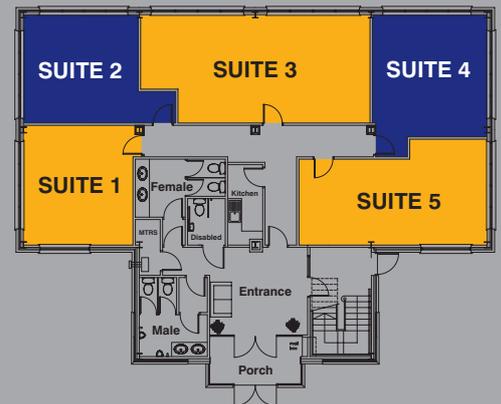
@ AFFORDABILITY

Innovate provides quality accommodation at an affordable rate, offering inclusive deals. Charges for gas, water maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property.

The tenant will be responsible for paying the business rates to the local authority.

@ EPC

An Energy Performance Certificate (EPC) for the property is attached.



Richard Wharton
richard.wharton@eu.jll.com

Nick Kos
nick@bdhproperty.co.uk

Andrew Lovell
alovell@whittlejones.com



Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. October 2013.

Premises available in over 200 locations throughout England and Scotland

