/INDURENT



Industrial

UNIT 1 | MATRIX PARK

Eaton Ave, Preston, PR7 7NA

UNIT 1 | 47,622 SQ FT

High quality industrial unit

Unit 1 is a well located unit with fantastic transport links and motorway connectivity, an eaves height of 7.4m, and a large private, secure, and surfaced yard.
The unit is of steel portal framed construction with metal sheet cladding and a pitched roof, and benefits from 4 level access loading doors, integral office and welfare amenities, and staff parking.
Prominently situated on Eaton Avenue in Chorley and 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 and Liverpool John Lennon Airports can be reached within 45 minutes.
Planning uses are B1(c), B2 and B8 (industrial warehouse use).

Lease Type	New



Unit Summary

- 3 Phase Power
- Premier Industrial Location
- 24 Hour Access
- Office Accommodation
- Electric Roller Shutter Door
- 4 Level Access Doors

	Per Annum	Per Sq Ft
Rent	£357,165.00	£7.50
Rates	Not specified	Not specified
Maintenance Charge	Not specified	Not specified
Insurance	£9,524.40	£0.20
Total Cost	£366,689.40	£7.70

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100043

+44(0) 808 169 7554

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Location

Located between Junction 28 of the M6 and Junction 8 of the M61, Matrix Park in Chorley offers prime access to Manchester, Preston, and the wider North West logistics network.

Road
M6 – 1 mi

Airport
Manchester Airport – 30 mi

Rail
Buckshaw Parkway Station – 1 mi

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

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