



CHORLEY NORTH BUSINESS PARK J8 M61

43 DRUMHEAD ROAD,
CHORLEY, LANCASHIRE PR6 7BX



TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH OFFICES
42,608 SQ FT (3,958 SQ M)



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43 DRUMHEAD ROAD,
CHORLEY, LANCASHIRE PR6 7BX

DESCRIPTION

The property comprises a modern steel portal frame detached industrial warehouse unit which has subsequently been extended. The unit benefits from the following:

- Integral two storey offices which include reception area, WC's and canteen area.
- A minimum haunch height of 5.7 metres and a minimum eaves height of 6.7 metres.
- 1 drive in and 1 dock level electrically operated loading doors (with an ability to add in additional doors).
- Heating and Lighting throughout.
- Securely fenced separate car park for 26 vehicles.
- Situated on a site area of approximately 2.1 acres.



LOCATION

The property is located on Drumhead Road within the well established Chorley North Business Park, located immediately adjacent to junction 8 of the M61 motorway. This in turn leads to the M6, approximately 3 miles to the north.

Chorley North is a well established modern business location and is within easy access of Preston, Leyland and Chorley.



ACCOMMODATION

The floor areas are:

DESCRIPTION	SQ M	SQ FT
Offices	739	7,960
Warehouse	3,219	34,648
TOTAL	3,958	42,608

DRIVE TIMES

M61	3 Mins	1.1 Miles
M65	7 Mins	4.4 Miles
M6	8 Mins	5.0 Miles
Preston	20 Mins	10.4 Miles
Bolton	25 Mins	14 Miles

TERMS

The unit is available to let for a term of years to be agreed.

VAT

VAT will be payable on any transaction.

EPC

A full EPC report has been prepared and is available upon request.

FURTHER INFO

For further information or to arrange a viewing please contact the joint agents Robert Pinkus & Co or JLL:

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