

# To Let

**Office 1,824 - 5,240 sq ft**

26 Eaton Avenue, Matrix Park, Chorley, Lancashire, PR7 7NA



## Summary

- Prominently situated within Matrix Office Park, a modern development of bespoke office buildings set within a landscaped site.
- Type: Office
- Tenure: To Let
- Size: 1,824 - 5,240 sq ft
- Rent: £12.50 per sq ft

## Location

Matrix Park is located off Dawson Lane (B5248) providing direct access to the M6 at Junction 28 via Wigan Road (A49) and onto the M61 at Junction 8 via Preston Road (A6) bringing the entire regions motorway network including the M62, M65 and M55 within easy reach.

The property is close to Buckshaw Village, Tesco Supermarket and Petrol filling station and Buckshaw Parkway railway station providing direct rail links to Preston and Manchester.

## Availability

Description	Size	Availability
Suite A	1,824 sq ft	Available
Suite B	3,416 sq ft	Available

## Specification

- Full access raised floor
- Suspended ceiling incorporating recessed lighting
- Open plan and partitioned office accommodation
- Air conditioned
- Ladies, gents and disabled WC facilities
- 17 designated car parking spaces
- Landscaped site

## Energy Performance Rating

This property has been graded as 87(D).

## Rent

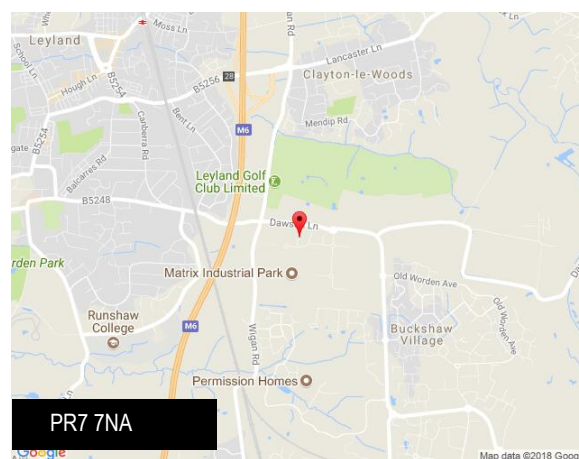
£12.50 per sq ft

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

**Richard Wharton**

t: +44 (0)161 238 6227

e: richard.wharton@eu.jll.com



# TO LET

GROUND FLOOR, 26 EATON AVENUE, MATRIX  
PARK, CHORLEY PR7 7NA

1,824 – 5,240 SQ FT (169 - 487 SQ M) WITH 17 CAR PARKING SPACES



## Location

Prominently situated within Matrix Office Park, a modern development of bespoke office buildings set within a landscaped site.

Matrix Park is located off Dawson Lane (B5248) providing direct access to the M6 at Junction 28 via Wigan Road (A49) and onto the M61 at Junction 8 via Preston Road (A6) bringing the entire regions motorway network including the M62, M65 and M55 within easy reach.

The property is close to Buckshaw Village, Tesco Supermarket and Petrol filling station and Buckshaw Parkway railway station providing direct rail links to Preston and Manchester.

## Description

Ground floor suite providing the following features:

- Full access raised floor
- Suspended ceiling incorporating recessed lighting
- Open plan and partitioned office accommodation
- Air conditioned
- Ladies, gents and disabled WC facilities
- 17 designated car parking spaces
- Landscaped site

## Accommodation

Suite A	1,824 sq ft (169 sq m)
Suite B	3,416 sq ft (318 sq m)
<b>Total</b>	<b>5,240 sq ft (487sq m)</b>
	Approx Net Internal

## Rateable Value

To be separately assessed

## Lease

The accommodation is available by way of a new lease for a term to be agreed on an effective full repairing and insuring basis administered by way of a service charge.

## Rental

£12.50 per sq ft

## VAT

All outgoing are subject to VAT

## Viewing

By appointment with this office:

Richard Wharton

One Piccadilly Gardens

Manchester

M1 1RG

0161 228 6227

07970 938 698

[richard.wharton@eu.jll.com](mailto:richard.wharton@eu.jll.com)

