



Railway House, 60 Railway Road, Chorley, PR6 0HW

Railway House is located in close proximity to Chorley town centre being approximately ½ mile to the south.

Tenure	To Let
Available Size	175 to 1,295 sq ft / 16.26 to 120.31 sq m
Rent	£250.00 - £1,295.00 per month From
EPC Rating	D (77)

Key Points

- > Ample car parking
- > Free on site meeting room
- > Central location
- > Break out room

Description

The property comprises a two-story purpose built modern office building. The 7,000 ft² of space is sub-divided into smaller suites ranging in size from 150 ft² upwards. Railway House has recently been refurbished to provide high-quality office accommodation, it benefits from meeting room facilities and break out room.

The building benefits from a large car park and can be accessed 24 hours a day, 7 days a week.

Location

Railway House is located on Railway Road approximately 1 mile from Junction 8 of the M61. Chorley town centre is approximately ½ mile to the south of the building. The site offers quick and easy access throughout the region and nationally.

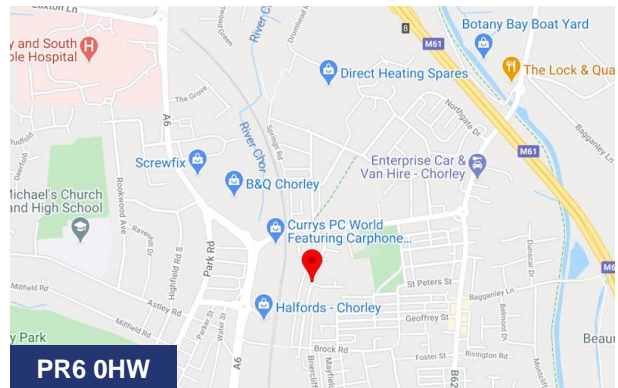
Accommodation

Description	sq ft	Rent	Service charge
Suite 2	175	£204 /month	£30 /month
Suite 6	175	£204 /month	£30 /month
Suite 10	207	£241 /month	£35 /month
Suite 11	218	£254 /month	£37 /month
Suite 17	175	£204 /month	£30 /month
Suite 21	485	£545 /month	£80 /month
Suite 23	1,353	£1,295 /month	£225 /month
Suite 24	586	£659 /month	£98 /month

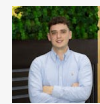
Terms

The suites are available on flexible terms for a minimum period of 12 months. Service charge, insurance are INCLUDED in the rental price.

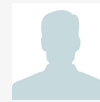
*All-inclusive packages now exclude utilities.



Viewing & Further Information



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