

WAREHOUSE, OFFICE & LAND OPPORTUNITIES  
FROM 116 SQ FT ( 11 SQ M) TO 52,564 SQ FT ( 4,883 SQ M)

# Moorland Gate Business Park

A6/M61, OFF COWLING ROAD, CHORLEY, PR6 9DR  
TO LET/IMMEDIATELY AVAILABLE



Business development  
situated in the heart of the  
North West of England

Adjacent to the M61

Secure estate with barrier entry

Excellent transport links

Direct links to Manchester,  
Bolton and Preston

# Harworth

Transform Regenerate Revitalise  
[www.harworthgroup.com](http://www.harworthgroup.com)



# Description

The estate comprises a mix of industrial units together with a single and three-storey office building. There is also a small gate house which has been converted to office use. A large area of hard-standing is used for truck or bus storage and a further area of 2 acres provides open storage.

On-site parking for approximately 130 cars is adjacent to the offices. There is good vehicle access throughout the site for HGVs. The estate has a single point of entry provided with gatehouse and barrier entry system.

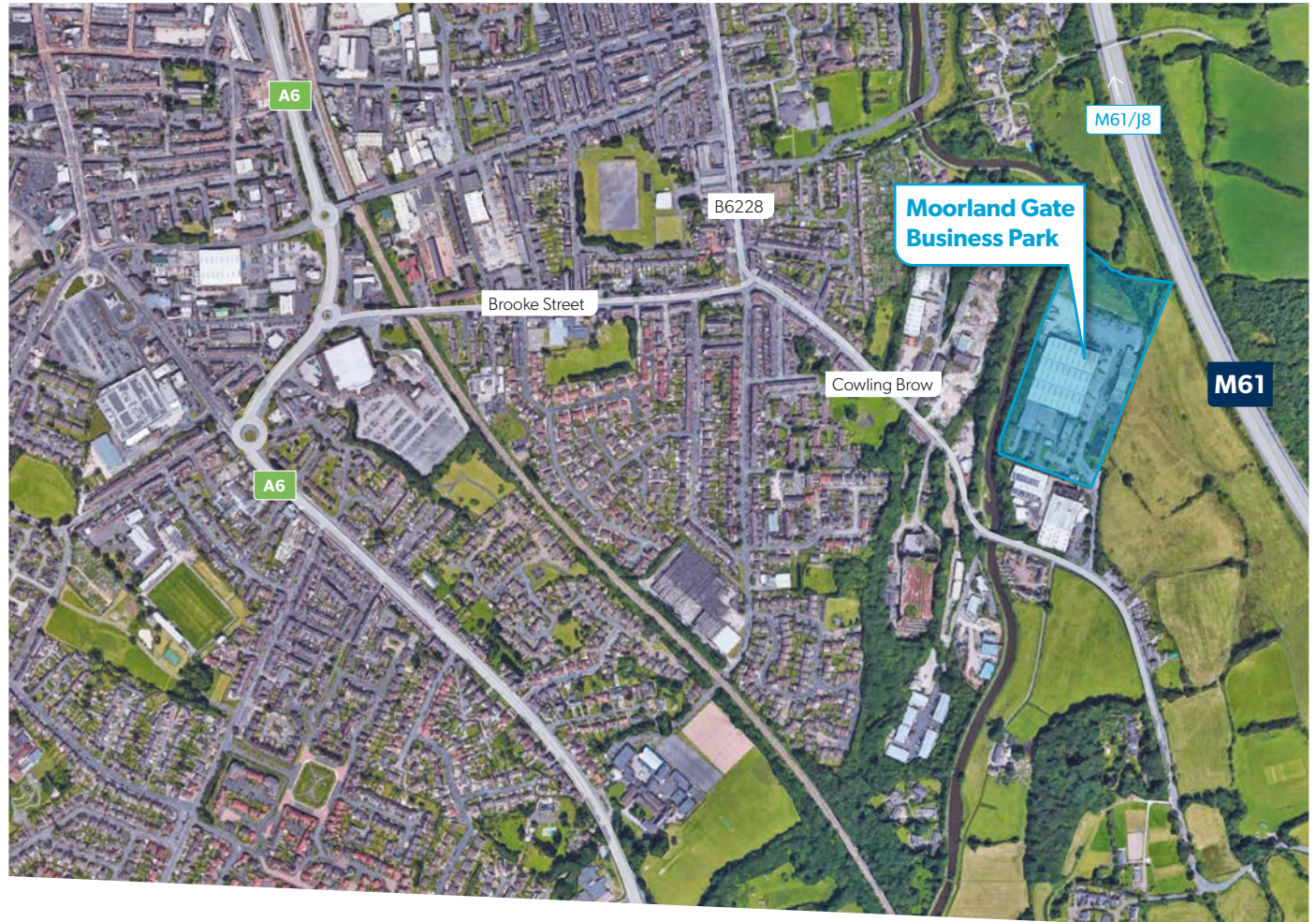
There is a range of warehousing on site to suit small businesses as well as larger logistics/manufacturing operations. The larger units benefit from minimum 8.8m eaves heights and all units benefit from solid concrete floors, lighting, drive-in loading doors, three phase electricity and excellent external circulation space. WCs and offices are also available on site.

## SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping and security.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction.



Source: Google Maps

# Availability


Offices and warehouse units are available ranging from 116 sq ft up to 52,564 sq ft.

Please see attached schedule of availability.



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 Warehouse Space

 Office Space



# Fantastic access to the North of England

A6/M61, CHORLEY

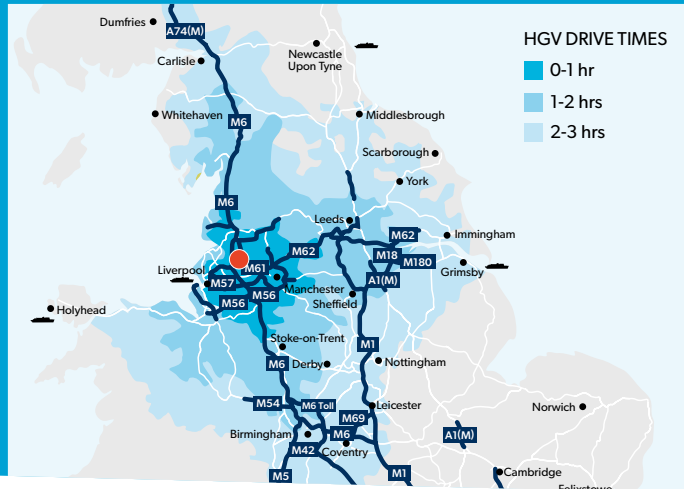
## Location

Chorley is situated at the heart of Lancashire in the North West of England and is located approximately twenty-eight miles north west of Manchester, twelve miles south of Preston and ten miles south west of Blackburn.

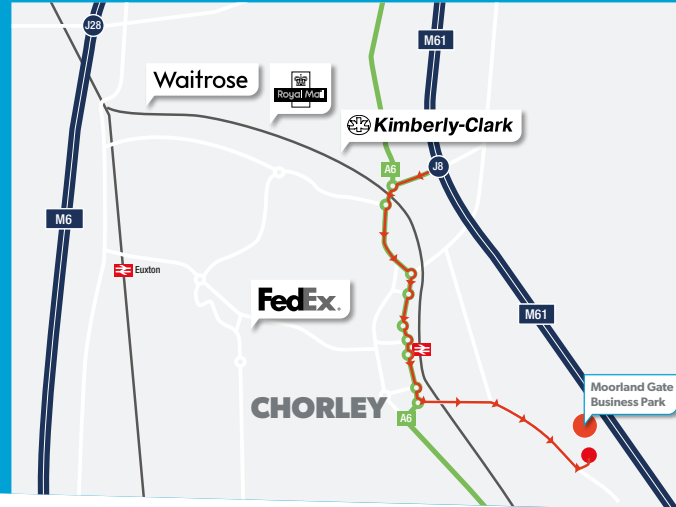
The town benefits from excellent transport communications being strategically situated between two of the North West's main motorways, the M6 and M61. J8 of the M61 is located approximately one mile to the north east of the town centre and provides direct and quick access to Preston in the north, as well as Bolton and Manchester in the south where the motorway network links in with the M62.

Chorley railway station offers an indirect link to London via Manchester with a fastest journey time of approximately two hours and forty minutes.

Chorley has been one of the most successful industrial and distribution locations in recent years within the North West with major occupiers coming to the town, including Waitrose, Royal Mail, Kimberley Clark and Wolseley Group amongst others.



Source: www.drivetimemaps.co.uk



## Destinations

Drive times	Distance	Journey
M61/J8	2.5 miles	8 mins
M6/J28	5.7 miles	18 mins
Preston	12.5 miles	30 mins
Manchester	26 miles	55 mins
Liverpool	29 miles	1 hr 5 mins

Source: ukhaulier.co.uk

## Contact & further information



**Robert Kos**  
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**Danny Pinkus**  
danny@pinkus.co.uk

## TERMS

The premises are available by way of a new full repairing and insuring lease. Rent on application.

## VAT

VAT will be charged at the prevailing rate.

## EPC

Available on request.

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