NEW INDUSTRIAL/ WAREHOUSE UNITS

3,358 up to 6,733 sq ft (311 - 625 sq m)

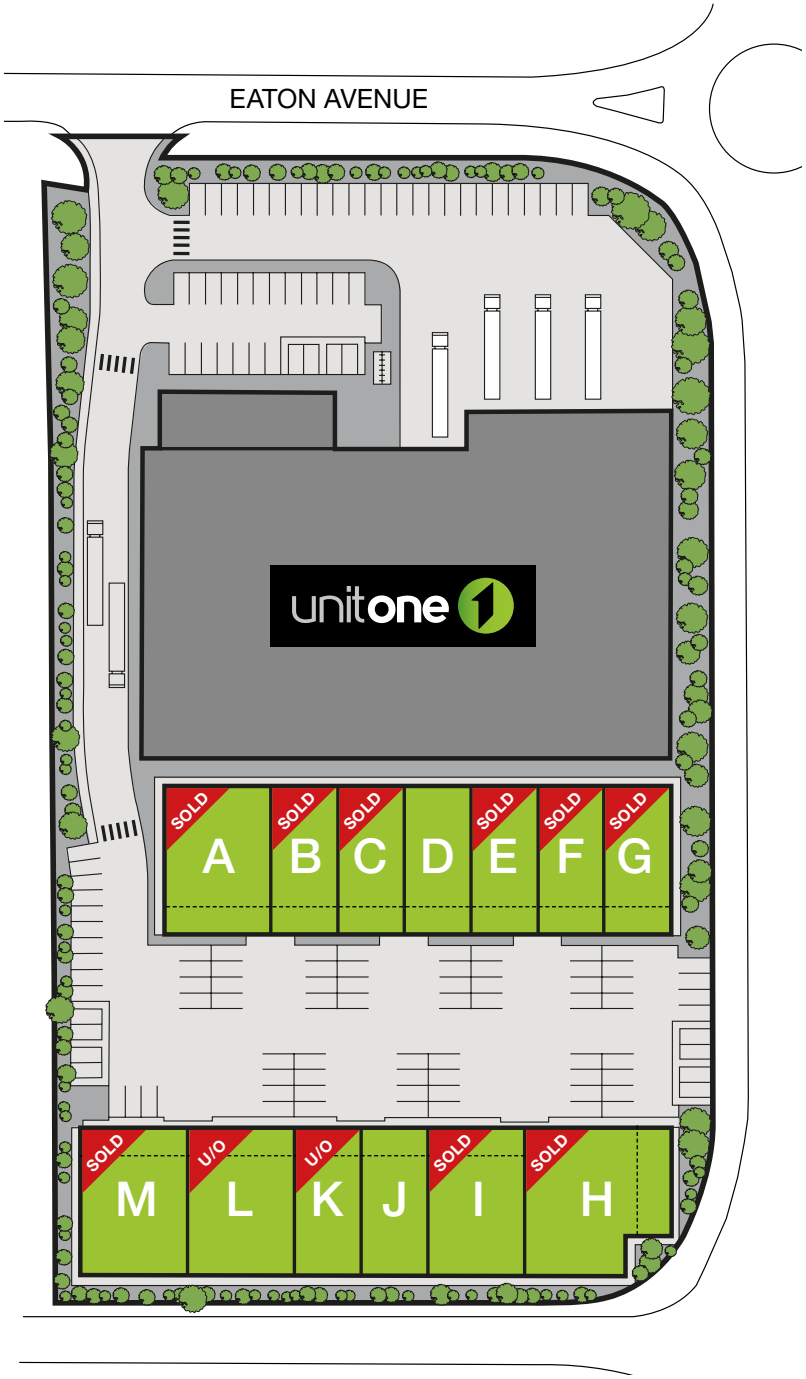
eatonpoint

FOR SALE/MAY LET

EATON POINT | MATRIX PARK | EATON AVENUE | CHORLEY | PR7 7NG

Chancerygate

A new development of industrial/ warehouse units situated on Matrix Park just 1 mile from J28 of M6 and 3 miles from J8 of M61



Accommodation

Unit	Ground Floor (sq ft)	First Floor (sq ft)	TOTAL* (sq ft)
D	2,694	664	**3,358**
J	2,711	664	**3,375**

General specification

- Eaves - 8.11m to underside of haunch
- Full height electric loading doors - 4m x 3.2m
- 35kN per sq m floor loading
- First floor for additional storage or fitting out as offices
- 15% warehouse roof lights
- 35 kVA power supply

Green credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 35% decrease in CO2 emissions over 2010 Buildings Regulations and achieve a BREEAM rating of “Very Good”. As a result occupation costs to the end user will be reduced. The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural lighting
- High performance insulated cladding and roof materials
- Energy Performance Certificates will be provided when the units have been constructed
- Cycle parking provided

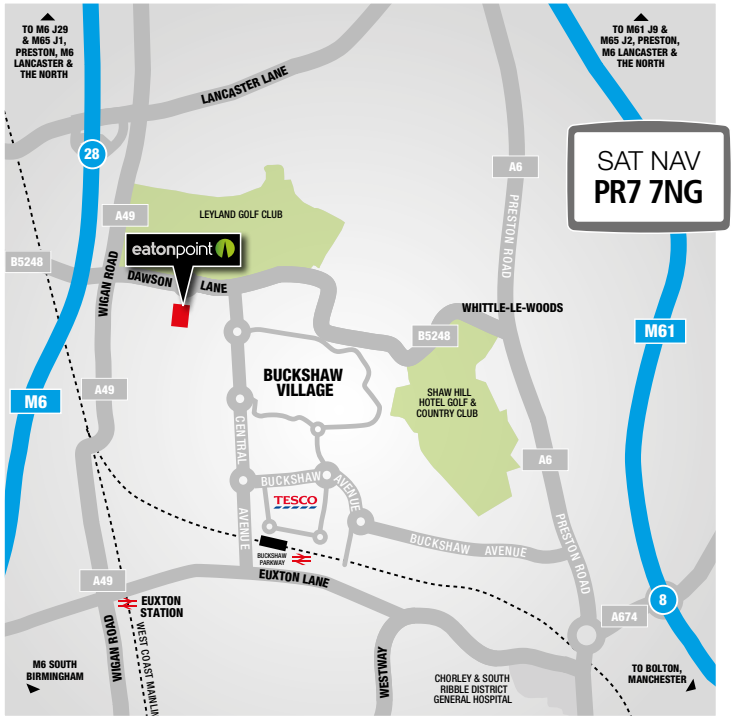
Location

Eaton Point is prominently situated on Eaton Avenue in Chorley and is 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/John Lennon Airports can be reached within 45 minutes.

Travel distances

Chorley - 4.5 miles	Manchester City Centre - 27 miles
Preston - 7.5 miles	Liverpool - 30 miles
Bolton - 16 miles	Lancaster - 30 miles



Terms

The Freehold of the units are available for sale. Leasehold options will be considered.

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Important: These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. May 2019.