



## Units E & F Ackhurst Road

Common Bank Ind. Estate, Chorley  
PR7 1NH

Industrial Premises  
491.58 SQM (5,291 SQFT)

**£Rent** on application

- Ideal for a variety of business uses subject to necessary consents
- Established location with excellent road connectivity
- Modern facility providing open plan space
- Ample on site parking and loading space

# To Let

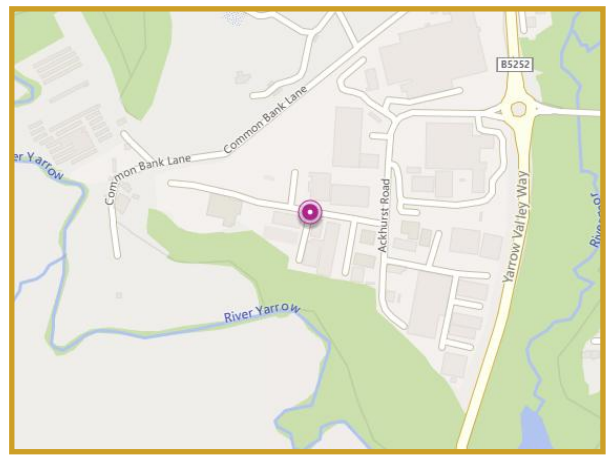
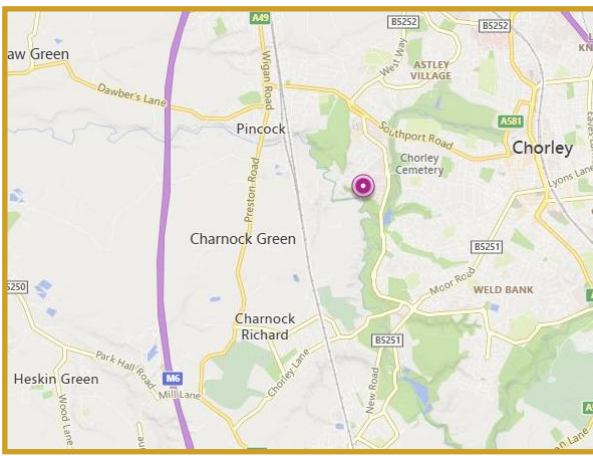
**PARKINSON**  
REAL ESTATE ● ● ● ●

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)

## Additional Plans / Photos





## Location

The subject property is located within the well-established Common Bank Industrial Estate, positioned amongst a range of established industrial occupiers. The premises benefit from convenient access to the town's principal arterial road network, which in turn provides connectivity to the wider regional motorway system via Junction 28 of the M6 and Junction 6 of the M61.

## Description

The subject comprises two modern end-terraced industrial units which have been combined to provide a single, larger premises offering clear span warehouse/workshop accommodation with an eaves height of circa 6m. The unit benefits from two 4.4m high up-and-over roller shutter doors, a concrete screed floor, LED lighting, two offices to the front elevation, and two WCs.

To the front of the property is a yard area providing loading access to the roller shutter doors and car parking.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

## Accommodation

491.58 sqm (5,291 sqft)

## Rateable Value

As the property was constructed as 2 separate units but now combined it still attracts separate rating assessments as follows in 2026 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates Payable
Unit E - Workshop & Premises	£19,750	£8,532 p.a.
Unit F - Workshop & Premises	£19,750	£8,532 p.a.

N.B upon taking occupation a tenant may wish to consider requesting a single assessment for the combined units as oppose to two separate assessments.

## Terms

The premises are offered to let on a new full repairing and insuring lease basis on terms to be negotiated. A deposit will be requested.

## Estate Charge

An estate management charge may be levied for maintenance and provision of communal services. Further details available upon request.

## Rental

On application

## VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed by the Landlord that VAT is not applicable. Your legal adviser should verify.

## Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

## EPC

An Energy Performance Certificate will be available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to Contract

Ref: AG0892 April 2026.

10 Beecham Court,  
Wigan, WN3 6PR

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### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

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