



**TO LET**

# 57 - 63 ST THOMAS'S ROAD

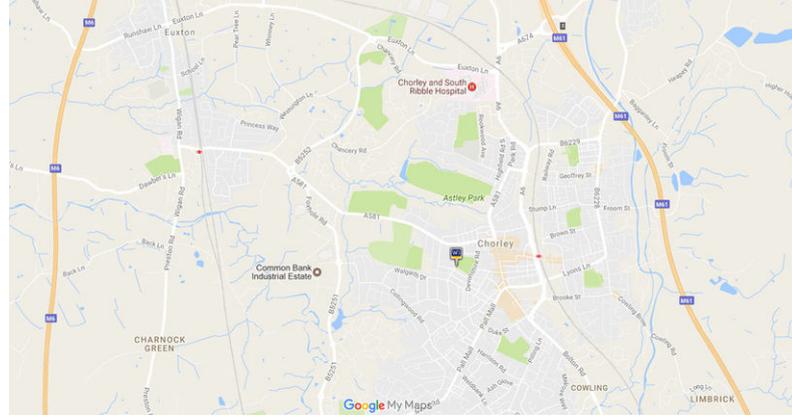
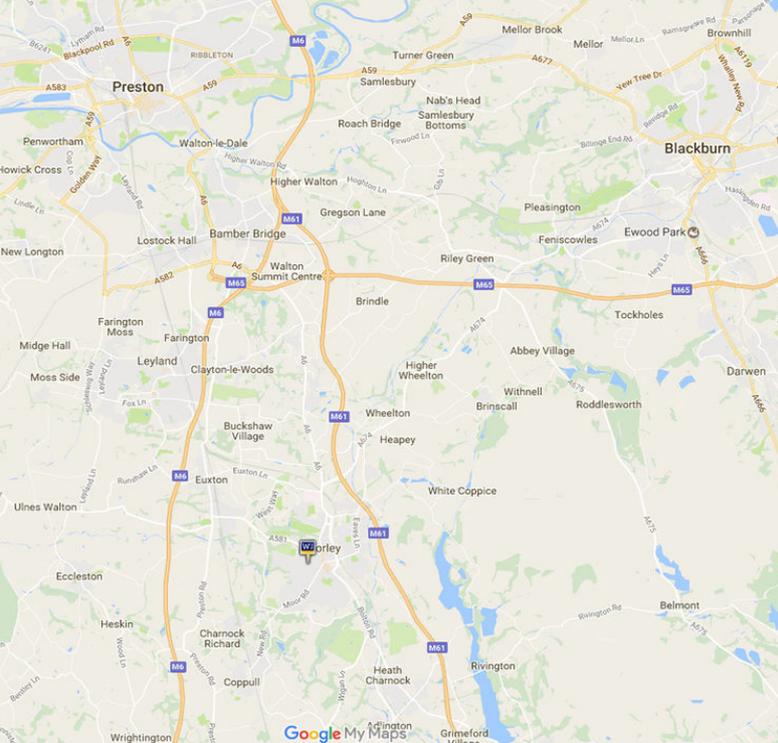
CHORLEY, LANCASHIRE, PR7 1JE



- Close Proximity To Town Centre
- Established Business Location
- Excellent Transport Links
- Flexible Terms
- Large Reception Area
- Traditional Semi-Detached Property

**TOWN CENTRE OFFICES**

**1,227-3,200 sq ft (113.99-297.99 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Mode
Chorley Town Centre	0.3	5	Walk
J8, M61	1.6	6	Drive
J28, M6	4.4	12	Drive
Preston		27	Train

Source: theAA.com

# 57 - 63 ST THOMAS'S ROAD

## CHORLEY, LANCASHIRE



### DESCRIPTION

57-63 St Thomas's Road has been converted to provide modern town centre office accommodation totalling 6,372 sq ft in 3 separate units. The offices comprise a large reception area, boardroom, and a number of large private office suites. The building is a traditional semi-detached property of brick construction under a pitched slate roof. The offices vary in size from 1,227 - 3,200 sq ft.

### SPECIFICATION

- Large reception area
- Traditional semi-detached property

### EPC

The EPC ratings on the available units range from D94 - D100. Copies of the individual EPC's are available on request.

### TERMS

There are a range of flexible leasing options available. For more details please contact us,

### VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk)

### LOCATION

The offices at 57-63 St Thomas's Road front the main road leading into Chorley town centre. Chorley is a market town in Lancashire that benefits from excellent transport links making it an ideal base for commuting to the wider region. Wigan is only 8 miles away, Blackburn and Bolton 11 miles away, Preston 12 miles and Manchester less than 20 miles away.

Chorley is bypassed by the A6 which in turn provides direct access to Junction 8 of the M61. Junction 28 of the M6 is less than 4.5 miles away in Leyland. Chorley railway station is just over a 10 minute walk away and the station is served by trains from Manchester to Windermere and Manchester to Preston.

St Thomas's Road forms part of the main professional area of Chorley, with the immediate vicinity characterised by a mix of well established surveying practices and accountants. The offices are in close proximity to the town centre which offers a range of amenities including retail shops and local eateries.



**Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY**

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