

To arrange a viewing, please contact FI Real Estate Management on **01257 263 010** or email [enquiries@fi-rem.com](mailto:enquiries@fi-rem.com)

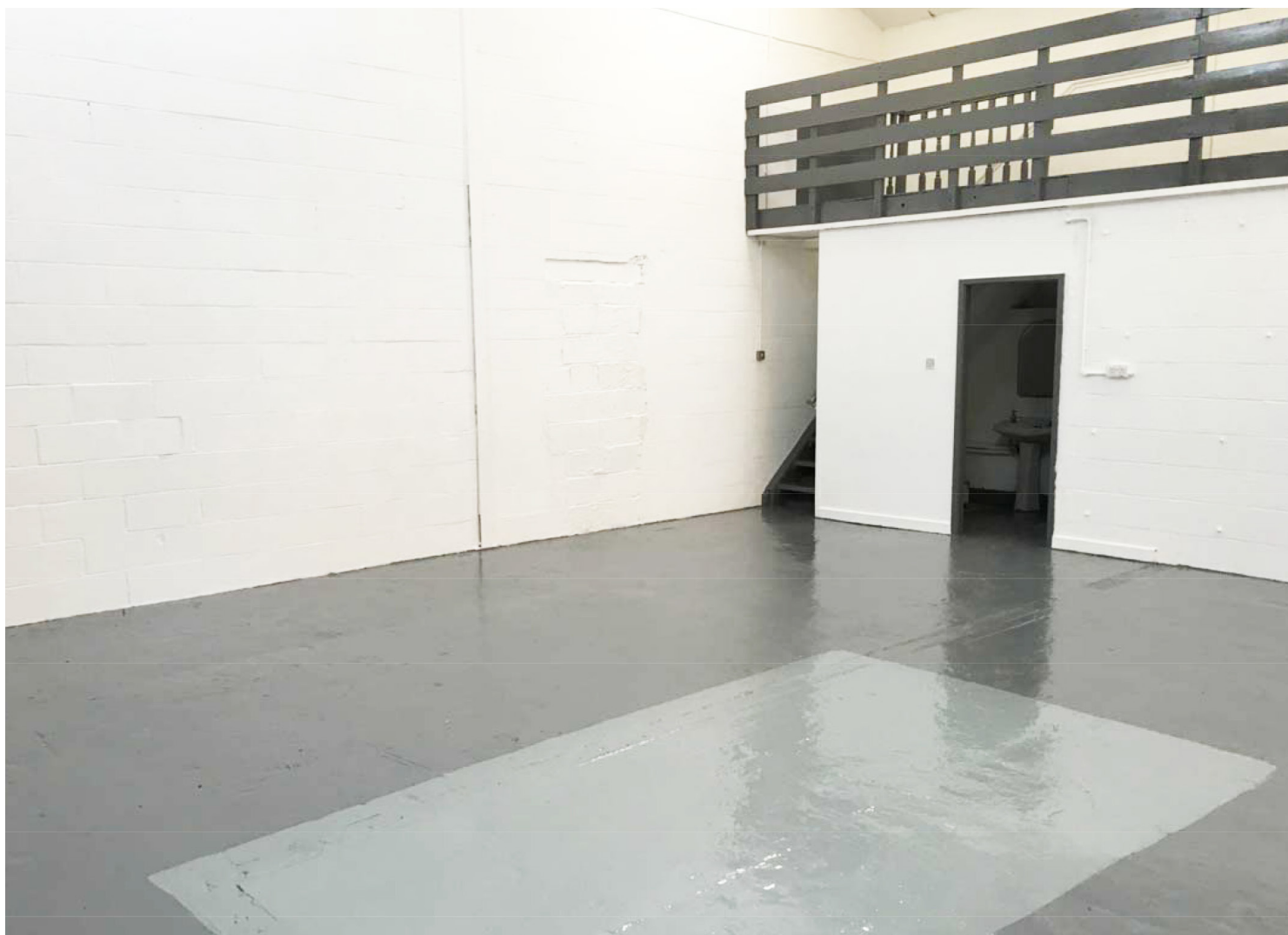


**FI** REAL ESTATE  
MANAGEMENT

# INDUSTRIAL STARTER UNIT

## UNIT E BYGONE TIMES

GROVE MILL, BYGONE TIMES, ECCLESTON, CHORLEY, PR7 5TZ



# TO LET.

**1,044 SQ FT**

**0845 500 61 61**

[www.fi-rem.com](http://www.fi-rem.com)

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# INDUSTRIAL STARTER UNIT

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### LOCATION

Grove Mill, Bygone Times, is conveniently located for access to the North West region. Junction 27 of the M6 motorway lies approximately 4 miles to the South East and junction 28 of the M6 motorway lies 4½ miles to the North East.

The property lies approximately 8 miles South of Preston, 5 miles west of Chorley, 10 miles East of Southport and 7 miles North West of Wigan.

### DESCRIPTION

- Small industrial unit, ideal for a small business or start up business
- Mezzanine/Storage/Office
- Double roller shutter door
- W/C
- 3 phase electric

### BUSINESS RATES

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Chorley Borough Council. The property may be eligible for small business rates relief.

### USE

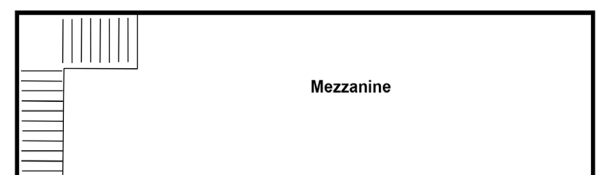
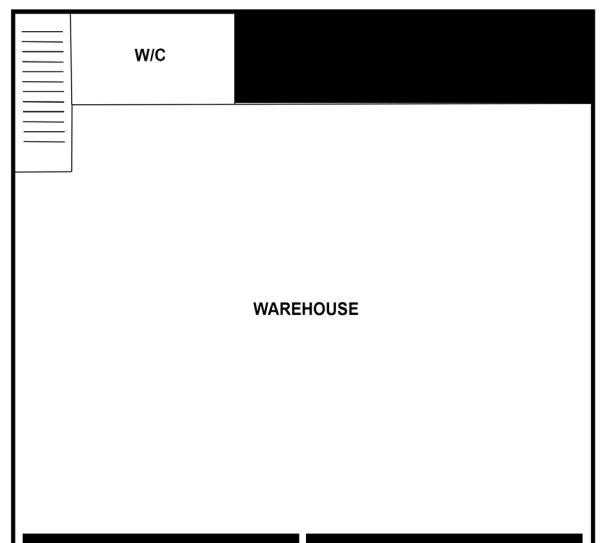
We understand that the property has consent for B1/B2.

### SERVICE CHARGE

Available on request.

### EPC

Energy Performance Rating is E - 101.



### ALL ENQUIRIES

