



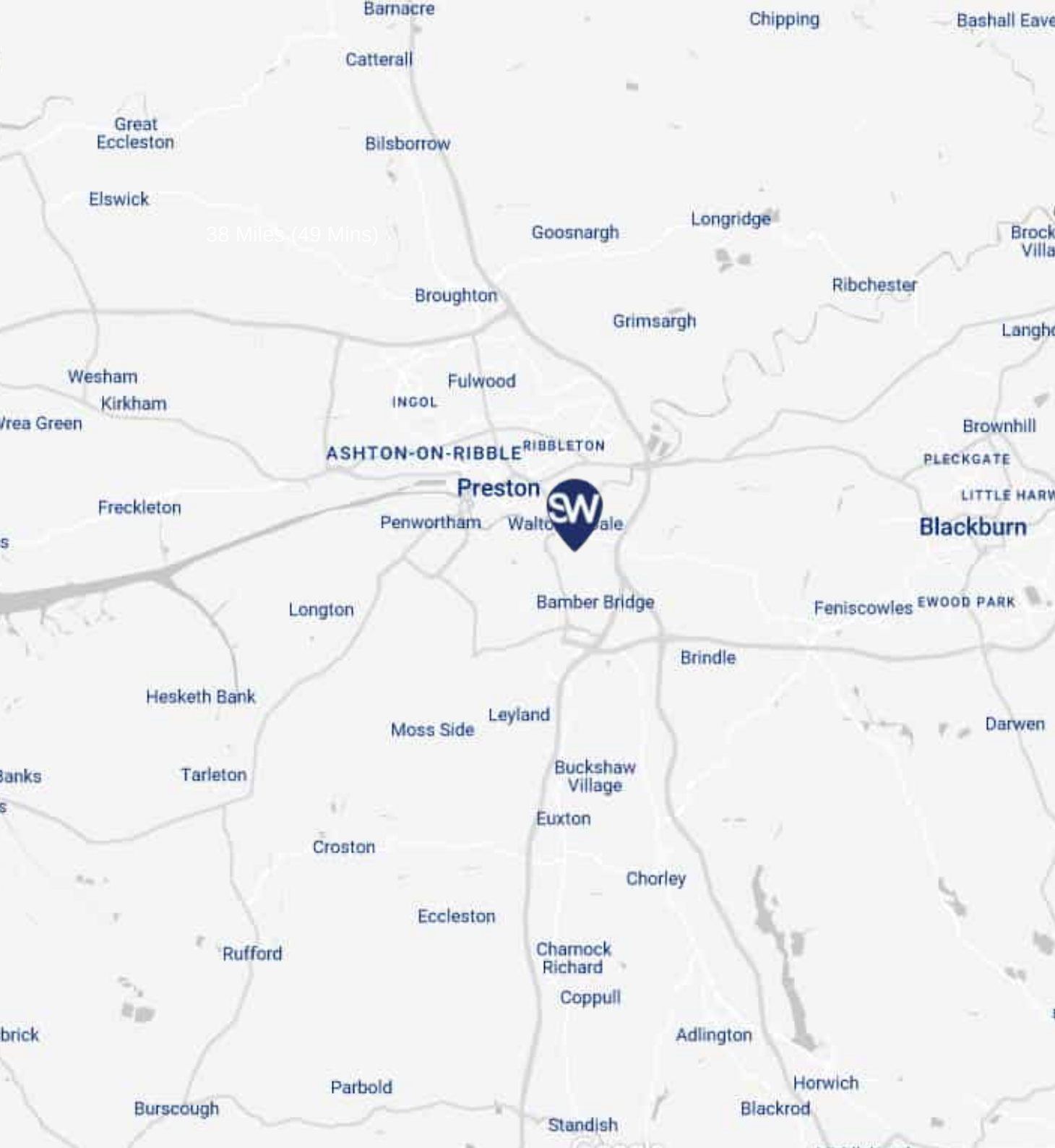
FOR SALE

Freehold Office / Business Unit

Quarry Bank, Chorley Road, Walton-Le-Dale, Preston, PR5 4JN



**Sanderson
Weatherall**



Location

The subject property is located off Chorley Road (B6258) in Walton Le Dale, a large village in Preston, within the Borough of South Ribble.

Walton Le Dale is situated on the south bank of the River Ribble, adjacent to Bamber Bridge. The population of the South Ribble Ward at the 2011 census 3,792.

The subject property is located approximately 1.5 miles south-east of Preston, 7.5 miles east of Blackburn, 20 miles south of Lancaster and 25 miles north-west of Manchester.

The site is well connected to the motorway network with the M6, M65 and M61 motorways all within approximately 2.5 miles. The nearest railway stations are Bamber Bridge and Preston, both located within 1.5 miles.

The surrounding area provides a mixture of uses although predominantly residential housing, industrial and retail.

Connectivity



Journey Time By Car

Lancaster	26 Miles (37 Mins)
Chorley	9 Mile (22 Mins)
Preston	2 Miles (9 Mins)
Blackburn	9 Miles (21 Mins)



Description

The subject property comprises a detached, single-storey office building of steel portal frame construction with profile metal cladding and a brick built front section which has subsequently been overclad. Originally constructed as a car garage and offices it was converted to a full office use circa 2014.

Internally provides open-plan office space, private offices, meeting room, kitchen, WC's, shower room, and storage. Fit-out includes carpeted floors, suspended ceilings with inset lighting, perimeter trunking, air conditioning, and electric panel heating.

The building benefits from double glazing, a large feature entrance window, security and fire alarms, CCTV, and a rooftop Photovoltaic installation.

Externally, there is surfaced parking for circa 12 vehicles

Site Area

The property is situated on a site extending to 0.10 Hectares (0.25 Acres)

Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Offices, Unisex WC, Lobby, Store, Meeting, Circulation	206.63	2,224.19
Meeting Room	15.74	169.40
Canteen / Store	18.48	198.92
Male WC's	5.79	62.32
Total	246.64	2,654.83



EPC

The property has an EPC rating of C (72) which is due to expire on 15 July 2030.

Rateable Value

£26,500 (2023 Rating List)

Tenure

Held Freehold under the following Title Numbers:
LA657140

Title Plans and Registers available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

Guide Price

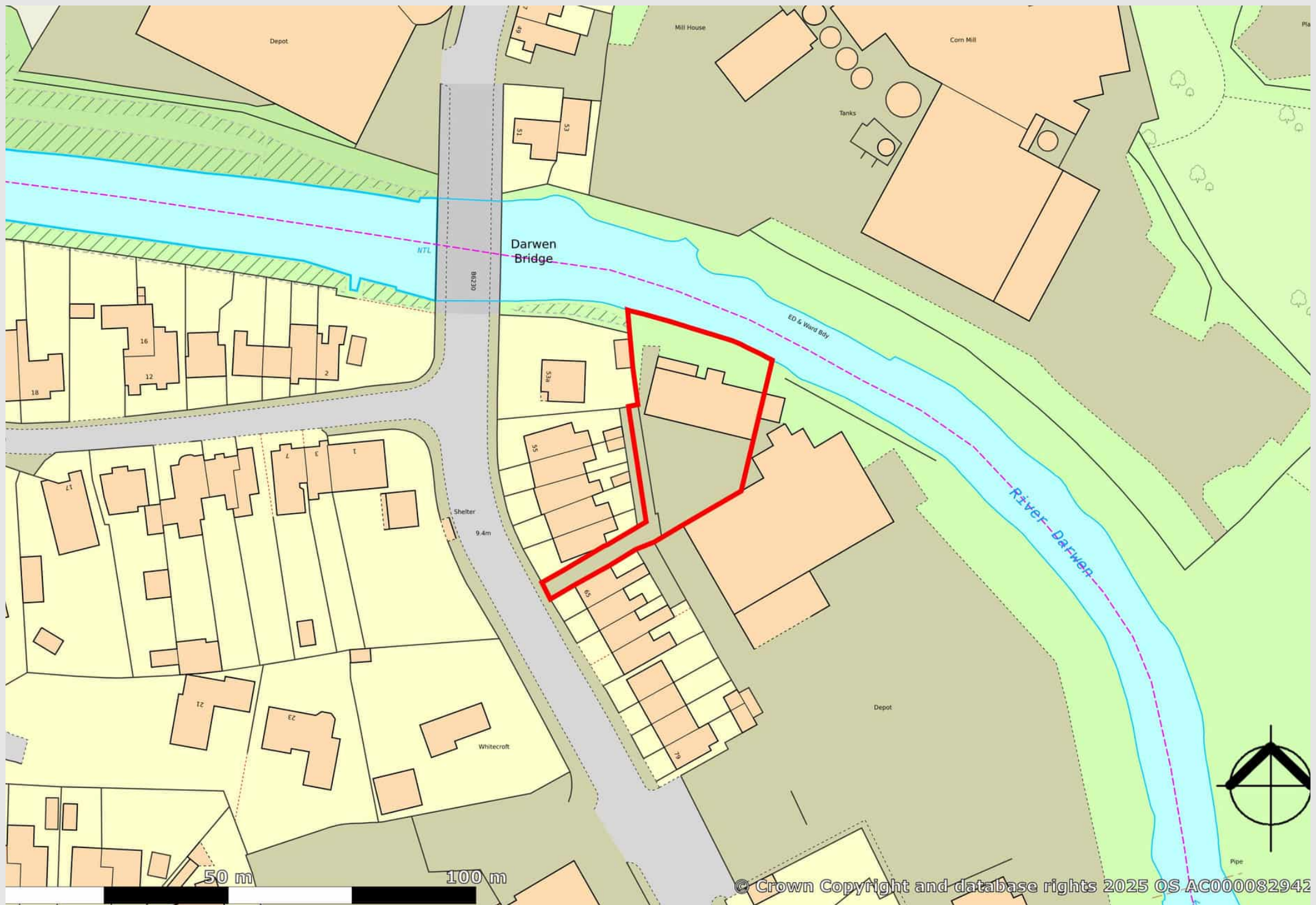
£325,000

VAT

VAT is applicable and will be payable in addition to the purchase price at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





Viewings

Viewing strictly by appointment only with the agent. For further information please contact:-

Adam Marshall

0161 259 7027 | adam.marshall@sw.co.uk

Tom Parker

0161 259 7021 | tom.parker@sw.co.uk

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August 2025

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