

PETER E GILKES & COMPANY

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FOR SALE

**UNIT C
CLAYTON GREEN BUSINESS PARK
LIBRARY ROAD
CLAYTON LE WOODS
CHORLEY
PR6 7EN**



Price: £650,000

- Modern office accommodation.
- Flexible workspace.
- Ground Floor 255 sq m (2,745 sq ft) NIA.
- Ground Floor Kitchen 7 sq m (75 sq ft).
- First Floor Office 267 sq m (2,882 sq ft) NIA.
- 25 private car parking spaces plus communal car park.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Modern office accommodation providing a flexible layout on ground and first floor. The building provides the opportunity to be occupied as a whole or divided to create separate smaller office areas. It is within a secure and well-presented, established office location with easy access to Leyland, Chorley and Preston.

Location: It is located close to Asda superstore with excellent regional and national road links to the M61, M6 & M65 motorways.

Accommodation: Ground Floor

(all sizes are approx) **Offices** 250 sq m (2,695 sq ft) NIA.

Kitchen 7 sq m (75 sq ft).

Entrance Foyer 4.4 sq m (47 sq ft).

Male and Female WC's

First Floor

Offices 267 sq m (2,882 sq ft) NIA.

Male and Female WC's

The majority of the first floor accommodation is open plan with the first floor split into separate office areas.

Outside: 25 private car parking spaces plus communal car park.

Sale Price: £650,000 plus VAT (Six Hundred and Fifty Thousand Pounds plus VAT).

Assessment: According to the Valuation Office website the property is described as 'Office and Premises' with a Rateable Value of £62,000.

Tenure: Assumed Freehold or Long Leasehold which should be confirmed by Legal Advisers.

Service Charge: We understand a service charge is payable for the maintenance and up keep of the common parts which equates to £8,900 per annum approximately

Services: Mains electricity and water supplies are laid on with drainage to main sewer.

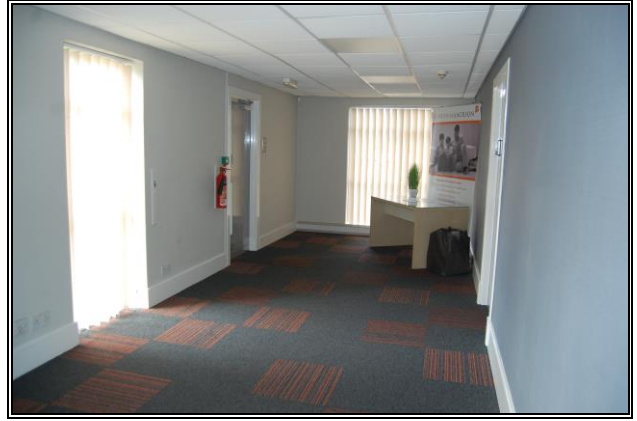
Energy Rating: The property has an Energy Performance Certificate with an Energy Rating B, Certificate No. 9453-8758-3498-1992-6650 valid until 9th April 2033.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

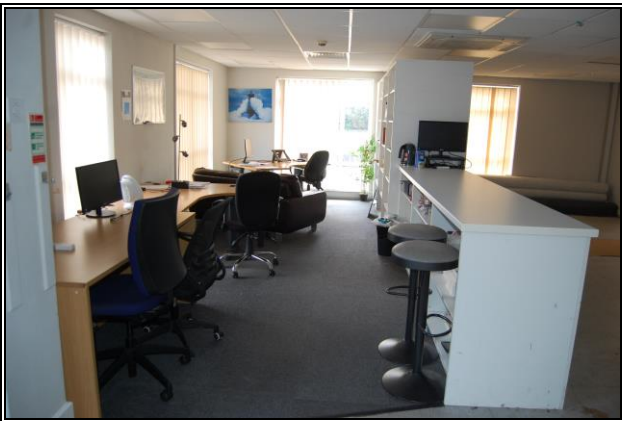
Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



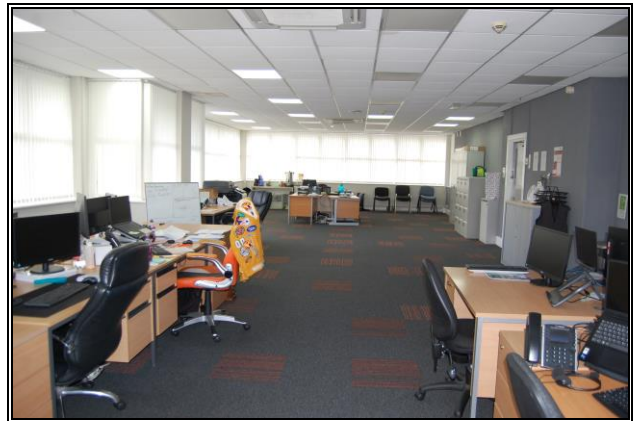
Car Park



Entrance Corridor



Ground Floor Office 2



First Floor Office 1



First Floor Office 2



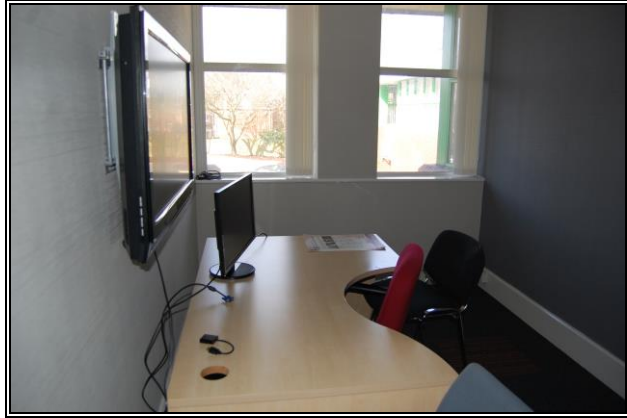
Ground Floor Kitchen



Training Room



Prayer Room



First Floor Private Office