

PETER E GILKES & COMPANY

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TO LET

**Unit 4
Vyking Enterprise Hub
Standish Street
Chorley
PR7 3AH**



Rental: £14,000 pa

- New build workshop/office unit
- Ground Floor 77.5 sq m (834 sq ft) GIA
- First Floor Mezzanine 50 sq m (538 sq ft) GIA
- Two car parking spaces

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 do 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: The unit is within the recently constructed Vyking Enterprise Hub and suitable for various uses within Class E including Light Industrial and Office use.

The Unit provides a solid concrete floor with underfloor heating and a concrete mezzanine with rear first floor window providing natural light.

Access is through an up and over electric composite shutter door and personnel door with a disabled W.C. installed with connections for a potential kitchen.

Location: The site is within Chorley Town Centre with easy access off the A6. Easy access to junction 8 of the M61 motorway.

Proceeding along Bolton Street, turn into Standish Street and follow the road for approximately 200m where Vyking Enterprise Hub is on the left hand side.

Accommodation: The accommodation briefly comprises:
(all sizes are approx)

Ground Floor:

6.8m x 11.4m = 77.5 sq.m. (834 sq.ft) GIA

Mezzanine:

6.8m x 4.5m plus 5.4m x 3.6m = 50 sq.m. (538 sq.ft) GIA

Lease Terms:

Rent: £14,000 per annum exclusive with the first 3 months rental payable on completion and quarterly in advance thereafter.

Term: 3 years or multiples thereof.

Use: Class E

Repairs: The tenant will have a full repairing responsibility.

Building Insurance: Landlord to insure the building with the tenant responsible for repayment of the premium as additional rent estimated to be £750 per annum plus VAT.

VAT: Payable at the appropriate rate.

Legal Costs: Each party to bear their own legal expenses.

Business Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Service Charge: A service charge is payable for the communal areas on site which is estimated to be £750 per annum plus VAT.

Assessment: We understand that the property is awaiting assessment and therefore all interested parties should make their own enquiries with Chorley Council's Business Rates Department on 01257 515151.

Services: We understand that single phased electricity is available and water supplies are laid on with drainage to the mains sewer. A gas supply is available but will require connection.

Energy Rating: The property is within Band B for Energy Rating purposes under Certificate No: 08467957396717294777 and valid until 30th July 2033.

To View:

By appointment with the agents 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.

