

PETER E GILKES & COMPANY

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TO LET

**UNIT 2
MILL BANK
COWLING BROW
CHORLEY
PR6 0BU**



Rent: £16,500 pa

- Modern warehouse accommodation.
- Two private offices, kitchen and WC.
- 246 sq m (2,652 sq ft) GIA.
- Mezzanine Storage 52.5 sq m (565 sq ft) GIA.
- Private forecourt and car parking.
- Secure location.

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 warehouse accommodation including two private office, kitchen and WC. Internally the unit has a composite panel electric shutter door width 4m (13'1) and height 4m (13'1). The internal eaves height is 5.4m (17'8).

The site provides a secure gate entrance with private access road with car parking and front forecourt.

Location: Situated on the outskirts of Chorley town centre proceed along Cowling Brow and at the mini roundabout turn into Cowling Business Park following the road for approximately 150m. The entrance is on the righthand side and proceed for 100m approximately with the building being on the righthand side.

Accommodation: Ground Floor

(all sizes are approx) **Warehouse** 9.7m x 25.4m (31'8 x 83'3) including

Office 1 18.1 sq m (195 sq ft).

Office 2 9.6 sq m (103 sq ft).

Kitchen 8.5 sq m (92 sq ft).

First Floor

Mezzanine Storage 5.1m x 10.3m (16'7 x 33'7) accessed from timber staircase.

Total Floor Area 298.8 sq m (3,217 sq ft) GIA.

Lease Terms:

Rent: £16,500 per annum with the first three months payable on completion and quarterly in advance thereafter.

Term: Three years or multiples thereof.

Use: Industrial/Warehouse (B1, B2 & B8).

Repairs: Full repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Assessment: According to the Valuation Office website the property is described as 'Warehouse and Premises' with a Rateable Value of £9,600. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151 to establish their eligibility for Small Business Rates Relief.

Services: Capped off mains gas, three phase electricity and water supplies are laid on, drainage to main sewer.

Energy Rating: The property has an Energy Performance Certificate within Band C.

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.