

PETER E GILKES & COMPANY

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TO LET

**OFFICES ON
BRIERCLIFFE ROAD
CHORLEY
PR6 0DA**



Rent: £25,000 pa

- Ground and First Floor Offices 347 sq m (3,739 sq ft) NIA.
- Ground Floor 204 sq m (2,195 sq ft) NIA.
- First Floor 144 sq m (1,544 sq ft).
- On Street and Private Car Parking

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: Ground and first floor office accommodation configured in an open plan layout with partitioned boardroom on the ground floor and private office on the first floor.

Location: Proceeding into Chorley Town Centre along the A6 turn off at the roundabout onto Stump Lane and proceed over the railway bridge with Briefcliffe Road being 100m on the right hand side.

Accommodation: Ground Floor
(all sizes are approx) 204 sq m (2,195 sq ft).

First Floor
144 sq m (1,544 sq ft).

The accommodation provides male and female WC's with private car parking to be arranged, although on-street car parking is available to the front.

Lease Terms:

Rent: £25,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Class E including retail, restaurant, office, financial/ professional services, medical and nursery.

Repairs: The Tenant will have a full repairing responsibility

VAT: Payable at the appropriate rent.

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

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure with the Tenant responsible for a fair proportion of the premium as additional rent.

Assessment: All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151. The property is currently assessed as part of a larger assessment and is awaiting a new assessment.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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

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.



Ground Floor South



Ground Floor Offices North



First Floor Offices North



First Floor Private Office North



First Floor Kitchen



Boardroom



Rear Offices



Site Car Parking



Site Car Parking