

**PETER E GILKES & COMPANY**

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**TO LET**

**GROUND & FIRST FLOOR OFFICES  
ORDNANCE HOUSE  
6 EAST TERRACE BUSINESS PARK  
EUXTON LANE  
EUXTON  
CHORLEY  
PR7 6TB**



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**Rent: £48,000pa**

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- Prestigious ground & first floor office accommodation.
- 371.7 sq m (4,005 sq ft) NIA.
- Flexible modern accommodation.
- Thirteen 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 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

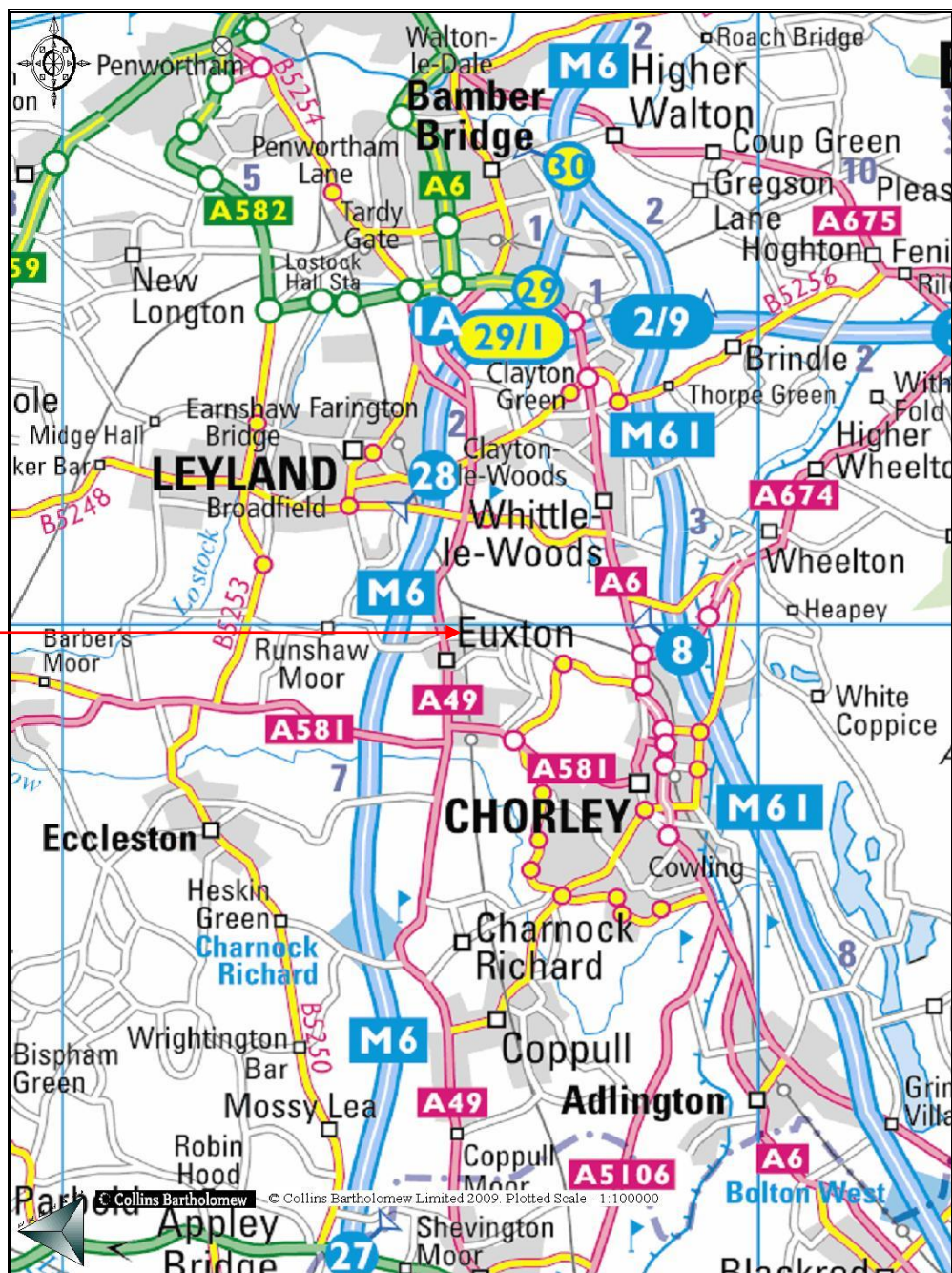


**Description:** Modern office accommodation situated within an established location providing tasteful ground and first floor accommodation including carpets, suspended ceiling and Cat 5 networking. Access to site is entry controlled.

**Location:** From Junction 28 of the M6, proceed right onto the A49 Wigan Road for a mile, turning left onto the B5248 Dawson Lane, then proceeding onto Central Avenue and through Buckshaw Village over the railway bridge and turning right at the junction onto Euxton Lane. Turning 100 meters on the right into East Terrace and taking the first right into the car park then first left with the building being the third on the right.

From Junction 8 of the M61 heading into Chorley, turning right at the second roundabout on to Euxton Lane and proceed for approximately 3 miles passing Runshaw College and turning right into East Terrace and then first right into the car park and then right with the building being third on the right.

Ordnance House



**Accommodation: Ground Floor**

Access from communal intercom controlled entrance with stair access to the first floor:

**Office** 13.7 x 14.7m including open plan office, two private offices and kitchen.

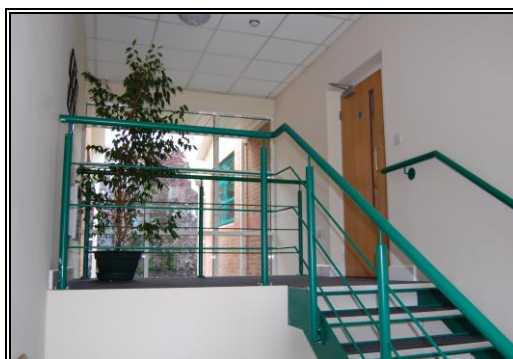
Total – 170.7 sq m(1838 sq ft)

**First Floor**

**Office** – 13.7m x 14.7m including 4 private offices and staff kitchen

Total – 201 sq m (2,167 sq ft) NIA

Male, female and disabled WC's are shared and accessed by both ground and first floors.



**Lease Terms:**

**Rent:** £48,000 per annum exclusive with the first 3 months rental payable on completion and quarterly in advance.

**Term:** Three years or multiples thereof.

**Use:** (B1) or (E) Offices.

**Repairs:** Tenant is required to maintain and keep the premises in good standard of repair.

**VAT:** All prices quoted are exclusive of but will be liable to VAT at the appropriate rate.

**Legal Costs:** Each party to be responsible for their own legal expenses.

**Rates:** Payable by tenant

**Service Charge:** The tenant will be responsible for contributing to all costs incurred to maintain the Estate's common parts which is estimated to be £2,400 per annum exclusive of VAT

**Insurance:** Landlord to insure but reclaim premium from tenant.

**Assessment:** According to the Valuation Office website the property is described as 'Office and Premises' with a current assessment of £42,250. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

**Energy Rating:** The property is Band B valid until 16<sup>th</sup> April 2033.

**To View:** By appointment with Peter E Gilkes & Company.

**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.