

PETER E GILKES & COMPANY
44 Market Street, Chorley, Lancashire, PR7 2SE
Tel 01257 266999 Fax 01257 264256
Email info@peteregilkes.co.uk



TO LET

**OFFICES WITHIN
COPPULL ENTERPRISE CENTRE
MILL LANE
COPPULL
CHORLEY
PR7 5BW**



Rent: £25 per week to £110 per week

- 8.3 sq m (90 sq ft) to 107 sq m (1,160 sq ft) NIA.
- Communal car parking
- All inclusive rental
- Rental includes electricity, heating, service charge and building insurance

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: Individual office accommodation available within Coppull Enterprise Centre with shared use of WC facilities and kitchens.

Location: Proceeding into Coppull along the B5251 Spendmore Lane/New Road turn into Mill Lane and proceed for approximately 100m to the entrance of the site where the communal car park is approximately 30m on the left hand side.

Accommodation:

(all sizes are approx)

| Unit No | Sq ft | Type of Unit | Description | Monthly Prices exclusive of VAT | Rateable Value | Available From |
|------------------------|-------|----------------|-----------------------------------------------|---------------------------------|-----------------------|----------------|
| ROPEWAY ARCADE | | | | | | |
| F1 | 149 | Office/Retail | Shop fronted units on The Ropeway Arcade | £205.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| ARKWRIGHT SUITE | | | | | | |
| 1A/1B | 280 | Office | Medium Office / Office and Storage | £395.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 4 | 116 | Office | Small Office – 1/2 persons – Inc Electricity | £185.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 7 | 131 | Office | Small Office – 1/2 persons | £205.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 10 | 90 | Office | Small Office – 1/2 persons – Inc Electricity | £160.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 13 | 128 | Office | Small Office – 1/2 persons – Inc Electricity | £205.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 18 | 302 | Office | Medium Office – 5/6 persons – Inc Electricity | £400.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| PALATINE SUITE | | | | | | |
| 3 | 665 | Office | Large Office | £610.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| 12 | 225 | Office | Medium Office – 3/4 persons (internal office) | £315.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| FIRST FLOOR | | | | | | |
| F21 | 1153 | Office/Storage | Large Office/Storage | £450.00 inc S/Charges | 12 Months Rate Relief | Immediately |
| F18 | 1076 | Office/Storage | Large Office/Storage | £450.00 inc S/Charges | 12 Months Rate Relief | Immediately |



Lease Terms:

- Term:** Twelve months or multiples thereof.
- Repairs:** Internal repairing responsibility upon tenant.
- VAT:** VAT is payable at the appropriate rate.

Services: Electricity will be laid on to the individual suites.

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

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

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.