



TO LET

**OFFICE ACCOMMODATION
TOWNGATE WORKS
DARK LANE
MAWDESLEY
NR ORMSKIRK
L40 2QU**



**Rentals: from £55 per week
excluding Business Rates**

- Flexible office accommodation.
- Secure and quiet location.
- Economical rental and business rates.

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: Stylish first floor office accommodation available with car parking in an established rural location. All offices are provided with electric heating, kitchen and WC.

Location: Proceeding into the village of Mawdesley along either Hall Lane or Ridley Lane leading onto Dark Lane with Towngate Works signage on the roadside.

Accommodation: Ground Floor

(all sizes are approx) Office 6 19 sq m (204 sq ft)
Office 7 33 sq m (352 sq ft)
Office 8 19.3 sq m (209 sq ft)
Office 25 30 sq m (323 sq ft)
Office 26 30 sq m (323 sq ft)
Office 27 31.5 sq m (340 sq ft)
Office 28 38.5 sq m (415 sq ft)

Outside: Communal car park.

Lease Terms:

Rent: From £55 per week.
Term: Twelve months with the first three months payable on completion.
Use: Offices.
Rates: Tenant's responsibility.
Electricity: Tenant's responsibility.

Assessment: According to the Valuation office Website the premises are described as 'Office and Premises' with Rateable Values and rates payable approximately below. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

Office	Rateable Value	Rates Payable	Rent
Office 6 LET	£1,175	£553	
Office 7 LET	£2,050	£965	
Office 8 LET	£1,175	£553	
Office 25			£260pcm
Office 26	£4,100	£1,931	£260pcm
Office 27 LET	£4,100	£1,931	
Office 28 LET	£2,550	£1,201	

Services: Electricity and water supplies are laid on with drainage to main sewer. A charge will be levied of £5 per month for water with electricity payable by the tenant via a sub-meter.

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.