

PETER E GILKES & COMPANY

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TO LET

**MANAGED OFFICE
IN
ASTLEY LODGE
2 QUEENS ROAD
CHORLEY
PR7 1JU**



**Rent: from £3,240 pa (£270 per month)
Part Inclusive**

- Rental is inclusive of heating, electricity and Wifi.
- Prominent and prestigious building.
- Recently modernised and improved to stylish and attractive high standard.
- Convenient position close to Town Centre.
- One parking space.
- 'Easy in – Easy Out' Tenancy.

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: This first floor office space is offered on an 'easy in – easy out' arrangement with no long term commitment. It is situated in a prominent and prestigious building which has recently been modernised and improved to a stylish and tasteful standard, retaining many characteristics of the period building which fronts Park Road, opposite St Laurence's Church, near to Astley Park and within a conservation area.

Location: Proceed up Market Street towards the Town Hall and drop down to Park Road, where the premises are on the left opposite the parish church.

Accommodation: The building includes male, female WC's and amenities, intercom entrance and security alarm, ample telephone and power sockets.

| Suite | Floor Area | Rental plus VAT |
|----------------|------------|--------------------|
| | | per month (approx) |
| 3 | 190 sq ft | £360 |
| 4 - LET | 190 sq ft | £270 |

Tenancy Arrangements: Tenants are required to enter into a Licence Agreement for an initial period of 3 months, which thereafter can be terminated on serving one calendar month notice.

In addition to the room, the Tenant will be allowed use of the kitchen and dining area.

The part inclusive rental includes heating, electricity and WIFI internet connection. The building is insured but the Tenant is required to insure the contents of their own office.

Tenant will be responsible for payment of Business Rates and each room is separately rated and should qualify for Small Business Rates Relief. All interested parties should contact Chorley Borough Council's Business Rates Department on 01257 515151.

Lease Terms:

Rent: Payable monthly in advance and on commencement, three month's rent is required upon commencement and one month's deposit together with a fee of £75 plus VAT as contribution towards the Licence Agreement.

VAT: VAT is payable on the rental.

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

Energy Rating: We understand the property has an Energy Performance Certificate rating Band C and is valid until April 2028.

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.