



TO LET

**UNITS 33 & 34
ROUNDHOUSE COURT
BARNES WALLIS WAY
BUCKSHAW VILLAGE
CHORLEY
PR7 7JN**



Rent: £21,000pa

- Modern double fronted unit
- (B1) offices/light industrial
- 205 sq m (2,216 sq ft) GIA
- Four private 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 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: Double light industrial/office unit providing warehouse and office accommodation within an established location.

Unit 33 has an aluminium frame double-glazed entrance leading into a reception and workshop area with a kitchen, disabled WC and WC to the rear.

The reception provides a steel staircase leading up to an open plan first floor office with two private offices to the rear.

Unit 34 has an up-and-over UPVC panel door leading into the workshop.

Location: Proceeding into Buckshaw Village along Buckshaw Avenue turn onto Ordnance Road at the roundabout junction then right into Barnes Wallis Way. After 30m turn left into Roundhouse Court and right again with the property being straight ahead.

Accommodation: Unit 33
(all sizes are approx) **Ground Floor**

5.5m x 12.6m = 69.3 sq m (18' x 41'3 = 745 sq ft) GIA

First Floor

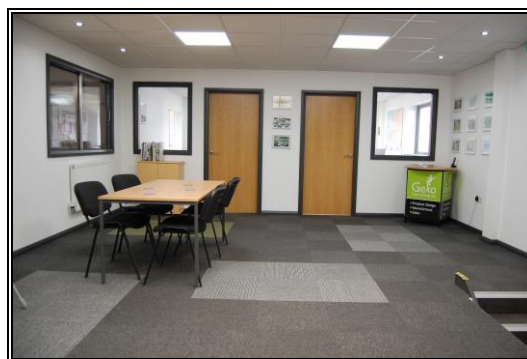
Office 5.3m x 12.5m = 66.25 sq m (17'3 x 41' – 713 sq ft) GIA



Reception



Private Office



First Floor General Office

**Unit 34
Ground Floor**

5.6m x 12.6m = 70.5 sq m (18'3 x 41'3 = 758 sq ft) GIA



Workshop

Outside: Four private spaces to the front elevation and communal loading bay on side elevation.

Lease Terms:

Rent: £21,000pa with the first three months' rental payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: (B1) Offices/Light Industrial.

Repairs: Full repairing responsibility upon Tenant.

Services: Tenant's responsibility.

Insurance: Landlord will insure the building and pass on the premium to the Tenant as an additional payment

Rates: Tenant's responsibility.

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

VAT: Payable at the appropriate rate.

Service Charge: A Buckshaw Village Service Charge is payable which equates to £190 plus VAT per quarter.

Assessment: According to the Valuation Office website the property is described as workshop and premises with a rateable value of £8,300. All parties should make their own enquiries with Chorley Borough Council on 01257 515151 to ascertain their eligibility for Small Business Rates relief.

Services: Single phase electricity is available with mains gas. Water supplies are laid on with drainage to the main sewer.

A radiator heating system is installed supplied by a combi gas fired boiler.

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

Energy Rating: I understand the property has an Energy Performance Asset Rating within Band D.