

PETER E GILKES & COMPANY

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TO LET

**OFFICES WITHIN
UNIT 7
COWLING BUSINESS PARK
CHORLEY
PR6 0BU**



Rent: Office 1 £4,500 pa
Office 2 £2,650 pa - LET
Office 3 £3,100 pa - LET

- Office 1, 34.25 sq m (368 sq ft).
- Office 2, 20.4 sq m (215 sq ft).
- Office 3, 20.8 sq m (215 sq ft).
- All-inclusive rental and one car parking space per office.

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: Surplus ground and first floor office accommodation decorated to a high standard available under an all-inclusive rent. The offices are provided with a communal kitchen and WC facilities.

Location: Proceeding into Chorley along the A6 turning onto Brooke Street adjacent to Morrisons and proceed up to the mini roundabout turning right along Cowling Brow. Continue downwards passing the former mill and continue to the next mini roundabout turning right and proceed straight ahead for approximately 200m. Access is through the site entrance (blue gate) and the property is approximately 100m directly ahead.

Accommodation: Ground Floor

(all sizes are approx) **Office 3** 5m x 4.1m (16'5 x 13'5) NIA.

First Floor

Office 1 7.5m x 4.5m (24'8 x 11'10) NIA.



Office 2 5.7m x 3.6m (18'10 x 11'10).



Outside: One car parking space per office.

Lease Terms:

Rent: Office 1 - £4,500pa, Office 2 - £2,650 pa - **LET** and Office 3 - £3,100pa - **LET**.

Term: Twelve months.

Repairs: Tenant is responsible for internal repairs.

VAT: Payable at the appropriate rate.

Rental is inclusive of Business Rates, building insurance and services.

Services: Mains gas, electricity and water supplies are laid on with drainage to main sewer.

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

Energy Rating: The property has an Energy Performance Asset Rating within Band D.

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.