



TO LET

FIRST FLOOR OFFICES 1 – 3 EDWARD STREET CHORLEY PR6 0RE



Rent: £6,500pa

- Refurbished first floor office accommodation.
- 59.5 sq m (640 sq ft) plus kitchen.
- Private and secure entrance.
- Close to Chorley Town Centre.

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: First floor office accommodation recently refurbished to a modern standard providing an open plan office with kitchen and WC. A gas fired combi boiler will provide heating to the office.

Location: Situated within walking distance to Chorley interchange and train station the offices can be accessed off the Clifford Street (A6) turning at the roundabout Junction onto Eaves Lane (B6228) and then first left onto Steeley Lane with Edward Street approximately 100m on the left hand side.

Accommodation: First Floor

(all sizes are approx) 7.35m x 8.1m (24'2 x 26'7) = 640 sq ft NIA

Kitchen 1.5m x 2.75m (5' x 9')

WC

Lease Terms:

Rent: £6,500pa exclusive with the first three months payable on completion and monthly in advance thereafter.

Term: Three Years.

Use: Offices (B1).

Repairs: Tenant responsible for internal repairs only.

VAT: May be payable at the appropriate rate.

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

Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Assessment: The offices are currently awaiting reassessment and therefore all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151. It is anticipated that the accommodation will qualify for Business Rates Relief subject to occupier qualification.

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

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.