

PETER E GILKES & COMPANY

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TO LET

**UNITS 2, 3, 4, 5 & 6
CUERDEN GREEN MILL
WARD STREET
LOSTOCK HALL
PR5 5HR**



Rent: from £8,900 pa - £15,500 pa

- Refurbished ground floor industrial units.
- Three phase electricity.
- From 165 sq m to 363 sq m (1,772 sq ft to 3,915 sq ft) GIA.

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: Six individual light industrial units serviced from a secure roller shutter entrance and communal courtyard. Each unit will have its own roller shutter access with communal WC's.

The units are close to the motorway junctions for the M6, M61 & M65 with excellent road links to regional road networks.

Location: Proceeding along Farington Road (A582) turn onto Watkin Lane (B5254) for approximately 200m turning left onto Ward Street with the building being approximately 400m on the left hand side opposite the New Day Church.

Accommodation: Ground Floor
(all sizes are approx)

Unit	Size	Rental	Notes
Unit 2	156 sq m (1,680 sq ft)	£8,900 pa	LET
Unit 3	204 sq m (2,195 sq ft) including office area	£11,000 pa	LET
Unit 4	190 sq m (2,047 sq ft)	£10,300 pa	LET
Unit 5	268 sq m (2,673 sq ft)	£13,365 pa	
Unit 6	308 sq m (3,315 sq ft)	£20,000 pa	LET

Lease Terms:

Rent: As quoted above with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Light Industrial/Storage (Class E).

Repairs: Internal repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

Services: Three phase electricity available and payable to Landlord via sub meter readings.

Business Rates: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for repayment of a fair proportion of the premium.

Service Charge: Payable for the cleaning and maintenance of the communal areas.

Assessment: According to the Valuation Office website Unit 4 is described as Unit 2 Cuerden Mill and described as 'Workshop and Premises' with a Rateable Value of £3,600. Unit 6 is described as Unit 4 Cuerden Green Mill with a Rateable Value of £10,000 and described as 'Warehouse and Premises'. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625 to access their eligibility for Small Business Rates Relief.

Services: Three phase electricity and water supplies are laid on with drainage to main sewer.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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

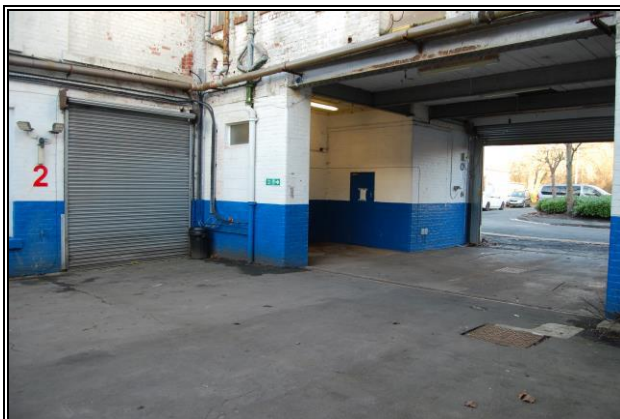
Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.



Unit 2 – Internal



Unit 4 – Internal



Unit 2 – External



Unit 4 & 5 External