

PETER E GILKES & COMPANY

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TO LET

**2ND & 3RD FLOORS
COPPULL MILL
MILL LANE
COPPULL
CHORLEY
PR7 5BW**



Rent: 2nd Floor £50,000 pa
3rd Floor £25,000 pa

- Second Floor 2,304 sq m (24,800 sq ft) GIA.
- Third Floor 228 sq m (23,982 sq ft) GIA.
- Goods lift with easy access.
- Economical workspace.
- Large communal car park.

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: Second and third floor accommodation available within the established Coppull Mill providing large areas suitable for workspace or storage. The floors can be accessed from communal staircases with exclusive use of the new goods lift due to be installed in 2023. The occupiers will have use of communal WC's and kitchen areas.

Location: Proceeding into Coppull along B5251 Spendmore Lane/New Road turn into Mill Lane and proceed for approximately 100m to the entrance of the site where the communal car park is approximately 30m on the left hand side.



Accommodation: Second Floor
(all sizes are approx) 31.7m x 70.7m 2,228 sq m plus 16.85m x 4.5m = 76 sq m total 2,304 sq m



Third Floor
31.7 m x 70.3m = 228 sq m

Lease Terms:

- Rent:** 2nd Floor £50,000 per annum and 3rd Floor £25,000 per annum with the first three months payable on completion and monthly in advance thereafter.
- Term:** 12 months or multiples thereof.
- Repairs:** Internal repairing responsibility upon Tenant.
- Service Charge:** £0.50 per sq ft payable monthly in advance.
- VAT:** Payable at the appropriate rate.

Services: Electricity will be laid on to each floor via sub-meters.

Assessment: All parties are to make their own enquiries for the Rateable Value by contacting Chorley Borough Council's Business Rates Department on 01257 515151.

Services: 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.