

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999 Fax 01257 264256

Email info@petergilkes.co.uk



FOR SALE

**UNITS 7 & 8
ROUNDHOUSE COURT
BARNES WALLIS WAY
BUCKSHAW VILLAGE
CHORLEY
PR7 7JN**



Price: Offers over £295,000

- Modernised light industrial unit (Class E).
- Ground floor 91 sq m (980 sq ft) plus kitchen 16.7 sq m (180 sq ft) GIA.
- First floor 88 sq m (948 sq ft) GIA.
- First floor stores 17.1 sq m (185 sq ft).

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

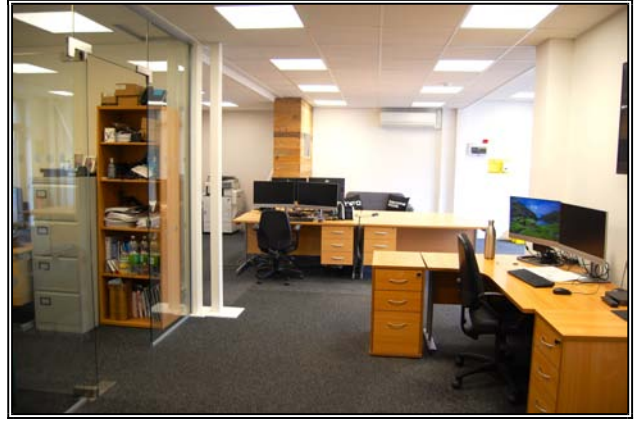
Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



- Description:** Roundhouse Court is an established location providing light industrial/office units situated within Buckshaw Village.
- The Unit provides open plan ground floor accommodation with two private offices, kitchen and male and female WC's. A stairwell leads to an open plan office with two private offices and a storeroom.
- The accommodation is fitted out to modern standards including air conditioning, skirting trunking and floor sockets.
- Location:** Situated within the new modern and mixed use development of Buckshaw Village the location has good links to the M6, M61 & M65 motorway intersections with road access to regional road networks to nearby towns of Leyland, Chorley and Preston.
- Proceeding through the entrance Roundhouse Court turn right and proceed for 20m approximately with the property on the righthand side.
- Accommodation: Ground Floor**
(all sizes are approx) 11m x 10.8m (36' x 35'4) including
- Glazed Partition Office 5.4m x 2.7m (17'7 x 8'9).
 - Glazed Partition Office 2.7m x 2.6m (8'9 x 8.5).
 - Kitchen 5.4m x 3.1m (17'7 x 10'1).
 - Male & Female WC's
- First Floor**
- Open Plan Office 11m x 5.45m (36' x 17'8).
 - Glazed Partition Office 3.5m x 3.3m (11'4 x 10'8).
 - Boardroom 5.3m x 3.1m (11'4 x 10'1).
 - Storeroom 7.5m x 2.3m (24'6 x 7'5).
- Outside:** The building provides four car parking spaces on the frontage.
- Assessment:** According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £20,750. All interested parties should make their own enquiries with Chorley Council's Business Rates Department on 01257 515151.
- Energy Rating:** We understand an Energy Performance Certificate has been commissioned and will be available upon request.
- VAT:** Payable at the appropriate rate.
- Services:** 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.
- 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.



Ground Floor Office Front



Ground Floor Office Rear



Kitchen



Stairwell



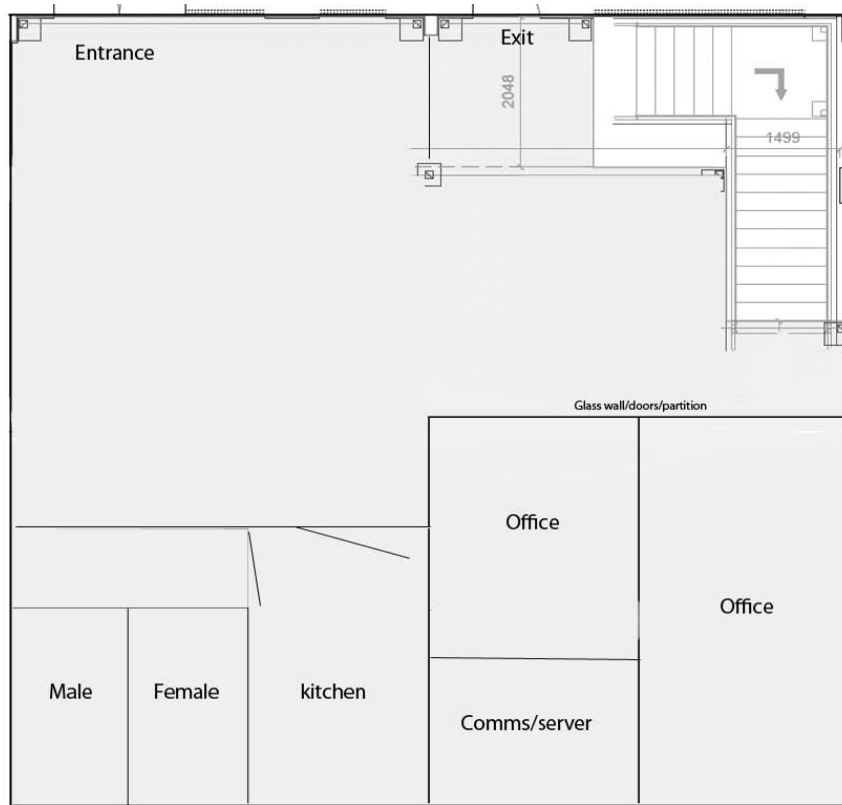
First Floor Open Plan Office



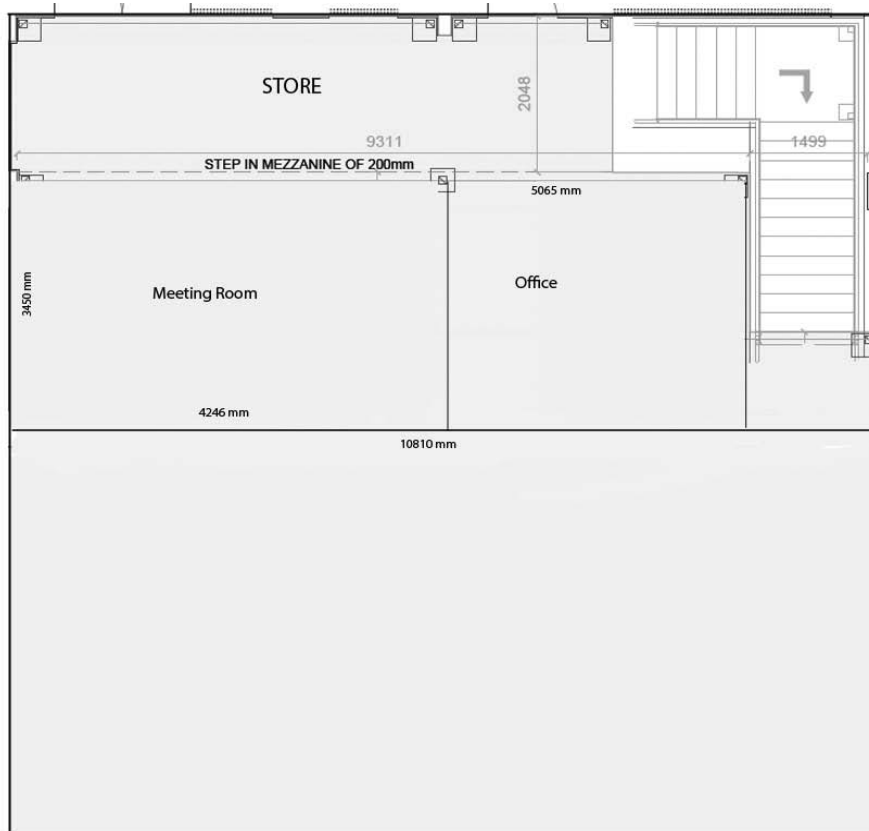
First Floor Open Plan Office



First Floor Boardroom



Downstairs office



Upstairs office