

PETER E GILKES & COMPANY

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TO LET

FIRST FLOOR OFFICES

**UNIT 2B
HUYTON ROAD
ADLINGTON
CHORLEY
PR7 4HD**



Rent: £12,000 per annum

- Refurbished first floor office accommodation.
- 102 sq m (1,104 sq ft) GIA.
- Three private car parking spaces.

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:** First floor office accommodation recently refurbished providing three separate offices and kitchen.
- Accessed from a private entrance on the ground floor including a disabled WC and staircase leading to the landing providing the offices, kitchen and WC.
- The accommodation also provides three private car parking space.
- Location:** The property is situated approximately three miles south of Chorley and close to the centre of Adlington on the A6. Ideally situated for transport links via local and regional road networks with Adlington train station being within a short distance.
- Proceeding along the (A6) Market Street, turn onto Huyton Road and the property is located approximately 300m on the left hand side.
- Accommodation: Ground Floor**
(all sizes are approx) **Entrance, waiting room, Disabled WC.**
- First Floor**
- Front Office** 4.6m x 5.7m plus 1.2m x 1.5m (13'6 x 19' plus 4'3 x 5'2)
- Kitchen** 3m x 2m (10'1 x 6'9)
- Middle Office** 4.1m x 4.9m (13'6 x 16'1)
- Rear Office** 5.3m x 4.4m (17'8 x 14'8)
- Outside:** Three private car parking spaces.
- Lease Terms:**
- Rent:** £12,000 per annum exclusive.
- Term:** Three years or multiples thereof.
- Use:** Offices.
- Repairs:** Internal repairing responsibility.
- VAT:** Not payable.
- Rates:** Tenant's responsibility.
- Outgoings:** Tenant's responsibility.
- Insurance:** The Landlord will insure the building with the Tenant responsible for payment of a fair proportion of the premium.
- Assessment:** All interested parties should make their own enquiries to the Valuation Office website or directly to Chorley Borough Council's Business Rates Department on 01257 515151.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- Energy Rating:** The property has an Energy Rating within Band D valid until September 2021.
- 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.



Front View



Middle Office



First Floor Kitchen



Rear Office