

PETER E GILKES & COMPANY

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TO LET

**UNIT 8
WITHIN THEME HOUSE
PARK HALL ROAD
CHARNOCK RICHARD
CHORLEY
PR7 5LP**



Rent: £9,000 per annum

- First floor office accommodation.
- Secure location.
- 79 sq m (855 sq ft).
- Car parking.

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 available within a multi-let building recently refurbished building providing economic accommodation. Suitable for small businesses requiring a secluded rural location. The offices provide an open plan layout with additional private office and meeting room.

Occupiers will have shared use of communal WC's and kitchen.

The building benefits from high speed wifi/internet access which can be provided at an additional cost to be agreed.

Location: Proceeding along Preston Road at the mini roundabout turn onto Mill Lane for approximately 400m and into the entrance for Park Hall Road. Continue for approximately 300m up to a large car park with the premises being the last building on the right hand side.

Accommodation: First Floor
(all sizes are approx) **Unit 8** 79 sq m (855 sq ft).

Tenancy Arrangement: The Tenant is required to enter into a Licence Agreement for an initial period of three months, which thereafter can be terminated on serving on calendar months notice. The Licence fee includes heating and Wifi internet connection with the Tenant required to insure the contents of their own offices. The Tenant is responsible for payment of their electricity charges via a sub-meter and a fair proportion contribution to the water charges.

Business Rates: Tenants will be responsible for payment of Business Rates and subject to occupation the occupier should qualify for Small Business Rates Relief.

Licence Terms:

Rent: £9,000 per annum payable monthly in advance with three month's rent payable on commencement and one month's rental deposit together with a fee of £100 plus VAT towards the Licence Agreement cost.

VAT: Not payable.

Services: Electricity and water supplies are laid on with drainage to main sewer.

Energy Rating: The property has an Energy Rating within Band E valid until the 13th April 2033.

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.



Main Office



Meeting Room



Private Office



Ladies WC



Kitchen



Shower Room