

PETER E GILKES & COMPANY

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TO LET

**FIRST FLOOR OFFICE
BLAINSCOUGH WORKS
BLAINSCOUGH LANE
COPPULL
CHORLEY
PR7 5HT**



Rent: £6,000 pa

- Economic first floor office unit.
- 38.2 sq m (412 sq ft) NIA.
- Two car parking spaces.
- Secure rural location.
- All-inclusive rental.

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 modern office unit situated within a secure and rural location. The Tenant will have shared use of the male, female/disabled WC's and kitchen area.
Location:	Accessed off Preston Road (A49) the site entrance road is adjacent to Steve Lister Tyre Depo and follow the service road for approximately 150m and the office is on the left hand side.
Accommodation:	First Floor (all sizes are approx) Office 7.7m x 4.9m (25'4 x 16'2) = 38.2 sq m (412 sq ft) NIA
Outside:	Two car parking spaces.
Lease Terms:	
Rent:	£6,000pa inclusive of electricity, heating, cleaning of the communal parts and building insurance.
Term:	Twelve months or multiples thereof.
Use:	Offices.
Repairs:	Internal repairing responsibility upon Tenant.
VAT:	May be payable at the appropriate rate.
Services:	Electricity, gas and water supplies are laid on with drainage to a septic tank.
Energy Rating:	The property has an Energy Performance Certificate Asset Rating of D valid until 19 th September 2033 under certificate number 1649-0883-4744-3298-5634.
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.

