

PETER E GILKES & COMPANY

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TO LET

**UNIT 5
BLAINSCOUGH WORKS
BLAINSCOUGH LANE
CHORLEY
PR7 5HT**



Rent: £13,500 per annum

- Modern general industrial unit.
- 168 sq m (1,815 sq ft) GIA.
- 7m (22'9) internal eaves height.
- Secure location.

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:	Modern portal frame industrial unit situated within an established industrial location.
Location:	Accessed off Preston Road (A49) the site road is adjacent to Steve Lister Tyre Depot and follow the service road for approximately 150m and the unit is accessed through a private service yard, situated on the right hand side.
Accommodation: <i>(all sizes are approx)</i>	Ground Floor 10.1m x 16.7m (33'2 x 54'9) Including rear office, kitchen and WC.
Lease Terms:	
Rent:	£13,500 per annum with the first three months rental payable on completion and monthly in advance thereafter.
Term:	Three years or multiples thereof.
Use:	Class E, B2 & B8 – Light Industrial, General Industrial, Storage and Distribution.
VAT:	Payable at the appropriate rate.
Legal Costs:	Each party to bear their own legal expenses.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility.
Insurance:	Landlord to insure the building with the Tenant responsible for the premium as additional rent.
Assessment:	We were unable to identify the Rateable Value using the Valuation Office website and all interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department to establish qualification for Small Business Rates Relief on 01257 515151.
Services:	Three phase electricity and water supplies are laid on with drainage to a septic tank.
Energy Rating:	The property has an Energy Performance Certificate in Band C valid until September 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.



Workshop



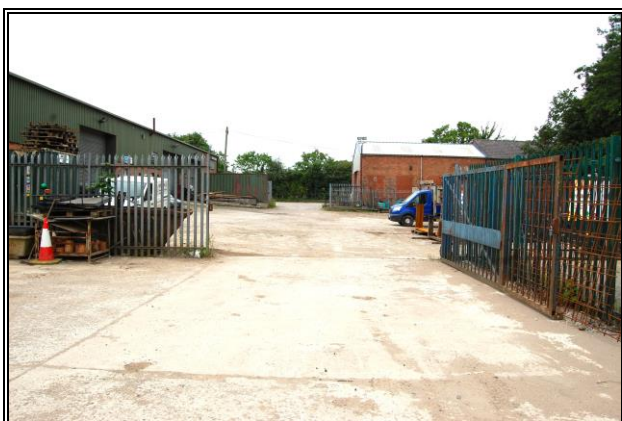
Rear Office



Kitchen



WC



Entrance Gate