

PETER E GILKES & COMPANY

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TO LET

**UNIT 3
COWLING BUSINESS PARK
CHORLEY
PR6 0QL**



Rent: £18,500 pa

- Modern industrial accommodation in secure location.
- 300 sq m (3,223 sq ft) GIA.
- Warehouse 150 sq m (1,615 sq ft) and offices 74.5 sq m (801 sq ft).
- Mezzanine 75 sq m (807 sq ft).
- Three phase electricity.

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 industrial accommodation within established secure site on the outskirts of Chorley Town Centre with good access to local road networks and national motorways. Good quality offices are provided on the ground floor with mezzanine storage above.
Location:	Proceeding into Chorley along the A6 turning onto Brooke Street adjacent to Morrisons and proceed up to the mini roundabout turning right down Cowling Brow, passing the Cowling Mill and continue to the mini roundabout. Turn right and proceed straight ahead for approximately 200m and through the site entrance (blue gates).
Accommodation:	Ground Floor (all sizes are approx) Warehouse 10m x 15m (32'10 x 49'3) Reception/Office 5m x 11.3m (16'5 x 37') Kitchen & WC 5m x 3.6m (16'5 x 11'10). Mezzanine Storeroom 5m x 15m (16'5 x 49'3).
Outside:	Forecourt and five private car parking spaces available with the unit.
Lease Terms:	
Rent:	£18,500 per annum exclusive. The first three months rent to be paid on completion and quarterly in advance thereafter.
Term:	Three years or multiples thereof.
Repairs:	Full repairing responsibility upon Tenant.
Service Charge:	Equates to per sq ft.
VAT:	Payable at the appropriate rate.
Legal Costs:	Each party to bear their own legal expenses.
Rates:	Tenants responsibility.
Outgoings:	Electricity and water charges are the Tenants responsibility.
Insurance:	Landlord to insure the building with the Tenant responsible for payment of the premium as additional rent.
Assessment:	According to the Valuation Office website the premises are described as 'Warehouse and Premises' with a Rateable Value of £10,750. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department for their eligibility for Small Business Rates Relief on 01257 515151.
Services:	Three phase electricity and water supplies are laid on with drainage to main sewer.
Energy Rating:	The property has an Energy Performance Certificate within Band E valid until the 15 th October 2034.
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.