

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@petergilkes.co.uk



TO LET

**14 MATRIX WAY
BUCKSHAW VILLAGE
CHORLEY
PR7 7ND**



**Rent: Ground & First Floor £15,000 per annum
First Floor £8,000 per annum**

- Modern office accommodation.
- Available as a whole or first floor.
- Whole 112 sq m (1,207 sq ft) NIA.
- First Floor 56 sq m (604 sq ft) NIA.
- Six car parking spaces or three 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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Modern ground and first floor office accommodation within an established location with convenient access to Leyland, Chorley and motorway networks. The accommodation is available as a whole or first floor only with the availability of six car parking spaces apportioned accordingly.

Location: Proceeding along Dawson Lane (B5248) turn at the roundabout junction onto Western Avenue, turning left at the first roundabout onto Matrix Way leading into the estate. The building is approximately 50m on the left hand side.

Accommodation: Ground Floor

(all sizes are approx) 112 sq m (1,207 sq ft) NIA

Including personnel door and separate double door leading into reception office and storeroom and WC.

First Floor

56 sq m (604 sq ft) NIA

Separately accessed personnel door leading into corridor and staircase up to open plan office, reception office and boardroom/kitchen area.

Lease Terms:

Rent: Ground and First floor £15,000 per annum.
First Floor £8,000 per annum. The first three months rental payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Class E (Office and Light Industrial).

Repairs: Full repairing responsibility on Tenant.

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 with the Tenant responsible for payment of the premium.

Service Charge: Currently £112.00 per quarter plus VAT for the communal areas.

Assessment: According to the Valuation Office website the property is described as 'Warehouse, Office and Premises' with a Rateable Value of £14,500 for the whole building. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

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.



Ground Floor Office



Ground Floor Kitchen



Ground Floor Storeroom



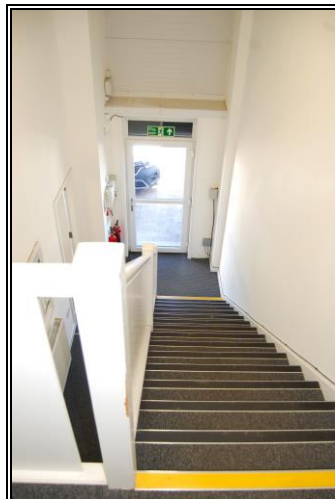
First Floor Reception Office



First Floor Meeting Room



First Floor Rear Office



First Floor Entrance Stairwell