

PETER E GILKES & COMPANY

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TO LET

**UNIT 1
CHORLEY EAST BUSINESS PARK
TOWNLEY STREET
CHORLEY
PR6 0BR**



Rent: £17,250 pa

- General industrial unit.
- Modern construction.
- 188 sq m (2,029 sq ft) GIA.
- Established industrial location close to Chorley town centre.

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 do 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:	Steel portal frame industrial unit within a terrace of four independent units. The unit benefits from a front forecourt with communal car parking and the site is secured by palisade fencing with good access for HGV deliveries.
Location:	Proceeding into Chorley along the A6 turn onto Lyons Lane (B6228) for approximately 100 metres turning right onto Townley Street and onto the site entrance.
Accommodation:	Unit 1 (all sizes are approx) 10.1m x 18.5m (33'5 x 60'8). Including WC and Kitchen.
Lease Terms:	
Rent:	£17,250 per annum with the first three months rental payable upon completion and quarterly in advance thereafter.
Term:	Six years.
Break Clause:	Tenant only on the third anniversary.
Rent Review:	On the third anniversary of the term.
Use:	Light industrial (E) general industrial (B2) and Storage and Distribution (B8).
Repairs:	Full repair and responsibility upon Tenant.
VAT:	Payable at the appropriate rate.
Legal Costs:	Each party to pay their own legal expenses.
Insurance:	Landlord to insure and reclaim premium from Tenant as additional rent.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility.
Assessment:	According to the Valuation Office website the property is described as 'Warehouse Premises' with a Rateable Value of £13,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.
Services:	We understand that Three-Phase electricity and water supplies are laid on, with drainage to main sewer.
Energy Rating:	The property has an Energy Performance rating in Band E valid until 6 th September 2036.
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.



Warehouse – Front



Warehouse - Rear



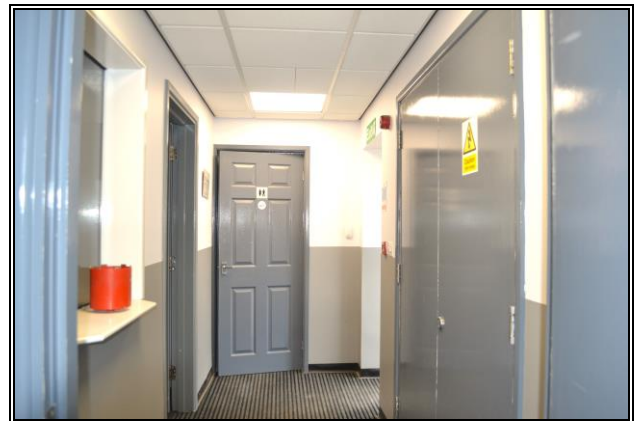
Front Office



Rear Office



Kitchen



Reception Corridor