PETER E GILKES & COMPANY
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TO LET

UNIT 13
CONWAY INDUSTRIAL ESTATE
SKULL HOUSE LANE
APPLEY BRIDGE
WN6 9DW

Rent: £13,500 per annum

- 106 sq m (1,145 sq ft) GIA.
- Three phase electricity available.
- Quiet and secluded location.
- Easy access to junction 27 of the M6 motorway.

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.

Description: The building comprises of a modern steel portal frame industrial unit with elevations of smooth block work and cladding with roller shutter access doors and personnel door to the front elevation. The roof also has cladding with intermittent roof lights. Internally an office, disabled WC and kitchen are provided.

Location: The site is situated on the Conway Industrial Estate in Appley Bridge. It can be found off Skull House Lane (B5375) with easy access to Junction 27 of the M6 motorway (circa 1 mile to the northwest) via Crow Orchard Road leading to Hall Road (A5209), turning right on to either Back Lane or Appley Lane (B5375). Proceed up the access road to the site entrance into the estate where the buildings will be constructed on the left hand side.

Accommodation: *(all sizes are approx)*

Ground Floor

Unit 13 106 sq m (1,145 sq ft) GIA

Individual unit width is 12m (39'3) and depth 8.8m (28'10).

Lease Terms:

Rent:	£13,500 pa per annum with the first three months rent payable upon completion.
Term:	Three years or multiples thereof.
Use:	Light Industrial (Class E), General Industrial (B2) and Storage/Distribution (B8).
Repairs:	Full repairing responsibility upon tenant.
VAT:	All prices quoted are exclusive and maybe liable for VAT at the appropriate rate.
Legal Costs:	Landlord's reasonable legal costs to be paid by the tenant.
Rates:	Tenant's responsibility.
Service Charge:	A service charge will be levied on a pro-rata floor area basis for costs incurred in the maintenance and security of the common parts.
Insurance:	Landlord to insure the building only with tenant responsible for a fair proportion of the premium as additional rent.

Assessment: According to the Valuation Office website the property is described as 'Workshop and Premises' with a Rateable Value of £7,800. All interested parties should make their own enquiries to West Lancashire District Council's Business Rates Department on 01695 577177 to establish eligibility for Small Business Rates Relief.

Services: Three phase electricity is available and a water supply connection with drainage to the main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Energy Rating: The previous Energy Performance Certificate was within Band C which expired in February 2025 and a new certificate has been commissioned.

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.

Internal

Internal

Internal