

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



TO LET

**UNITS 3 & 5A
CUERDEN GREEN MILL
WARD STREET
LOSTOCK HALL
PR5 5HR**



Rent: from £9,000 pa - £13,000 pa

- Refurbished ground floor industrial units.
- Economical space.
- Secure location.
- Three phase electricity.
- From 115 sq m – 204 sq m (1,233 sq ft – 2,195 sq ft) GIA.

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: Recently refurbished light industrial unit serviced from a secure roller shutter entrance and communal courtyard. The unit will have a shared entrance with individual shutter access.

The site provides a communal WC with car parking available on a free public car park.

The unit is close to the motorway junctions for the M6, M61 & M65 with excellent road links to regional road networks.

Location: Proceeding along Farington Road (A582) turn onto Watkin Lane (B5254) for approximately 200m turning left onto Ward Street with the building being approximately 400m on the left hand side opposite the New Day Church.

Accommodation: Ground Floor

(all sizes are approx)

Unit	Size	Rental	Notes
Unit 3	204 sq m (2,195 sq ft) including office area	£13,000 pa	Available
Unit 5a	115 sq m (1,233 sq ft)	£9,000 pa	Available

Lease Terms:

Rent: As quoted above with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Light Industrial/Storage (Class E) and General Industrial (Class B2).

Repairs: Internal repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

Services: Three phase electricity available and payable to Landlord via sub meter readings.

Business Rates: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for repayment of a fair proportion of the premium.

Service Charge: Payable for the cleaning and maintenance of the communal areas.

Assessment: We understand that the building is awaiting reassessment and therefore all interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625 to ascertain their eligibility for Small Business Rates Relief.

Services: Three phase electricity and communal water supplies are laid on with drainage to main sewer.

Energy Rating: Unit 3 has an Energy Rating within Band C and Unit 5 has an Energy Rating within Band B valid until September 2035.

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.



Unit 3 – Front



Unit 3 – Internal



Unit 3 – Internal



Unit 3 – Office



Unit 5A



Unit 5A



Unit 5A