PETER E GILKES & COMPANY
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FOR SALE

UNIT 114 - 115
CLYDESDALE PLACE
MOSS SIDE INDUSTRIAL ESTATE
LEYLAND
PR26 7QS



Price: £1,450,000

- Industrial Unit totalling 1,600 sq m (17,200 sq ft) GIA including:
- 164 sq m (1,770 sq ft) refrigerated area.
- 72 sq m (780 sq ft) chilled space.
- Lofty extension with extensive area of solar panels.
- Large yard.
- Secure location.

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: Purpose built steel portal industrial unit circa 1980's and extended with lofty additional area in 2012 providing a chilled and refrigerated storage space with 200 solar panels approximately providing energy efficient accommodation.

The building is located within a quiet part of Moss Side Industrial Estate within a cul-de-sac providing a large yard area secured by palisade fencing and external car parking.

Location: The building is easily accessed from the junction of the M6, M61 & M65 motorways with excellent links to local arterial routes for Preston, Leyland, Chorley and Southport. Proceeding along the B525 at the roundabout junction with Schleswig Way and Flensburg Way turn into Comet Road turning left onto Clydesdale Place and follow the road for approximately 250m turning left and left again into the cul-de-sac.

Accommodation: *(all sizes are approx)*

Unit 114

Entrance Porch

Hall

Toilet WC and washbasin.

Office 1 7m x 3.7m (23' x 12'3) air conditioning unit.

Office 2 5.8m x 3.7m (19' x 12') meters cupboard and air conditioning unit.

Warehouse/Workshop 26.2m x 23.8m (86' x 78') roller shutter door.

Staffroom/Kitchen

Operatives Toilet

Mezzanine Storage

Plant Room 7.2m x 2m (23'7 x 6'9).

Chiller 1 6.7m x 5.4m (22' x 17'9).

Chiller 2 7m x 3.5m (22'8 x 11'6).

Freezer 13.6m x 12m (44'9 x 39'6).

Unit 115

Office 1 4.8m x 4.4m (15'10 x 14'7).

Office 2 4.5m x 3.7m (14'9 x 12').

Male Toilet

Staffroom/Kitchen

Warehouse 23.8m x 13m (78' x 42'6).

Extension 22.4m x 19.3m (73'4 x 63'2) with 35' ridge height.

Outside: Extensive concrete screed yard and forecourt area secured by a palisade gate and fencing with private car parking.

Purchase Price: £1,450,000 (One Million Four Hundred and Fifty Thousand Pounds).

Assessment: The premises are described as 'Warehouse and Premises' and assessed at a Rateable Value of £73,500. All interested parties should make their

own enquiries with South Ribble Borough Council's Business Rates department on 01772 625625.

VAT: Not payable.

Energy Rating: An Energy Performance Certificate has been commissioned and will be available upon request.

Services: Mains water and electricity, including three phase supply are laid on. Gas is available. Drainage is to main sewer.

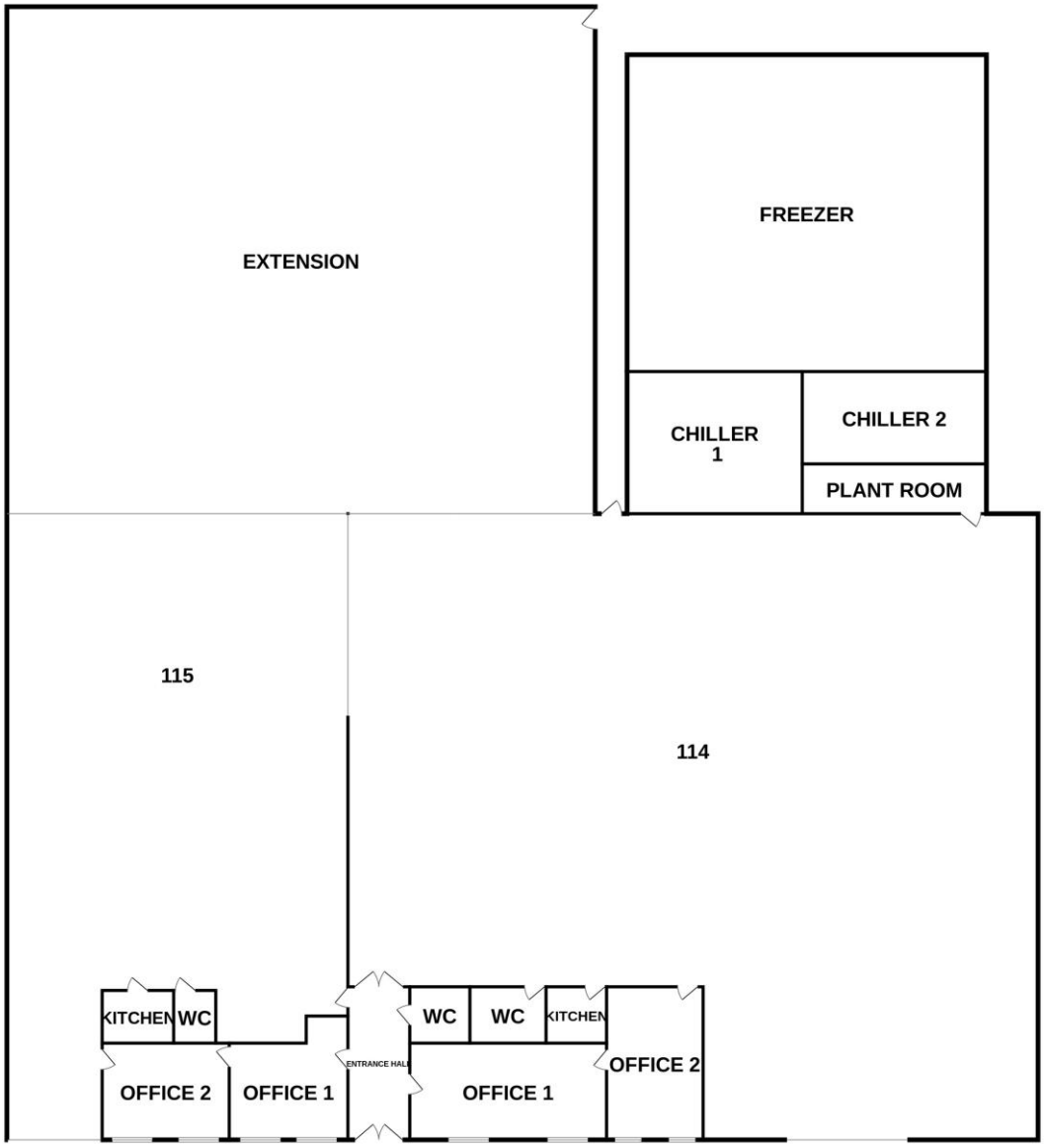
To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

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.

Money Laundering Regulations Compliance: Please note that Peter E Gilkes & Company will require any prospective purchaser wishing to submit and offer on a property to provide details of any related chain, confirmation of their ability to fund the purchase, solicitors' details, and two forms of identification. We will also carry out an electronic identity check, which will leave a soft search record but will not affect the purchaser's credit rating.

AML Checks: Buyers whose offer has been accepted will be required to complete Anti-Money Laundering (AML) and identity verification checks, as required by law. These checks are carried out by a specialist third-party provider. Individual purchasers will be required to complete the checks directly with Landmark Agent, and a non-refundable fee of £45.00 plus VAT (£54.00) per purchaser will be payable. This fee is non-refundable in all circumstances, including where the property purchase does not proceed. Upon successful completion of the checks, we will be notified and the Memorandum of Sale will then be issued to solicitors.

GROUND FLOOR
17222 sq.ft. (1600.0 sq.m.) approx.



TOTAL FLOOR AREA : 17222 sq.ft. (1600.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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