



TO LET

**WORKSHOP AND STORAGE UNITS
COPPULL ENTERPRISE CENTRE
MILL LANE
COPPULL
CHORLEY
PR7 5BW**



Rent: £90 per week to £160 per week

- 73 sq m (785 sq ft) to 170 sq m (1,840 sq ft) GIA.
- Convenient location.
- Flexible accommodation.
- Rental includes service charge and building insurance.

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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Individual units available within Coppull Enterprise Centre with shared use of WC facilities and kitchens.

Location: Proceeding into Coppull along the B5251 Spendmore Lane/New Road turn into Mill Lane and proceed for approximately 100m to the entrance of the site where the communal car park is approximately 30m on the left hand side.

Accommodation:
(all sizes are approx)

Unit No	Sq ft	Type of Unit	Description	Monthly Price exclusive of VAT	Rateable Value	Available From
Ground Floor						
13A	402	Small Unit	Small Workshop/Storage	£235.00 inc S/Charges	12 Months Rate Relief	U/O
11	785	Medium Unit	Medium Workshop	£410.00 inc S/Charges	12 Months Rate Relief	Immediately
20B	639	Medium Unit	Medium Workshop/Storage	£345.00 inc S/Charges	12 Months Rate Relief	01/08/2016
First Floor						
F24/25	1895	Large Unit	Large Workshop/Leisure/Storage	£710.00 inc S/Charges	12 Months Rate Relief	01/08/2016



Lease Terms:

- Term:** Twelve months or multiples thereof.
- Repairs:** Internal repairing responsibility upon tenant.
- VAT:** VAT is payable at the appropriate rate.

Services: Electricity will be laid on to the individual units.

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

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

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.