

PETER E GILKES & COMPANY

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TO LET
(May Sell)

**DESIGN HOUSE
ACKHURST ROAD
COMMON BANK INDUSTRIAL ESTATE
CHORLEY
PR7 1NH**



Rent: £45,000 per annum

- Detached industrial unit within established location.
- Accommodation includes offices and mezzanine.
- 576 sq m (6,200 sq ft) GIA including mezzanine.
- Secure compound area.

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.

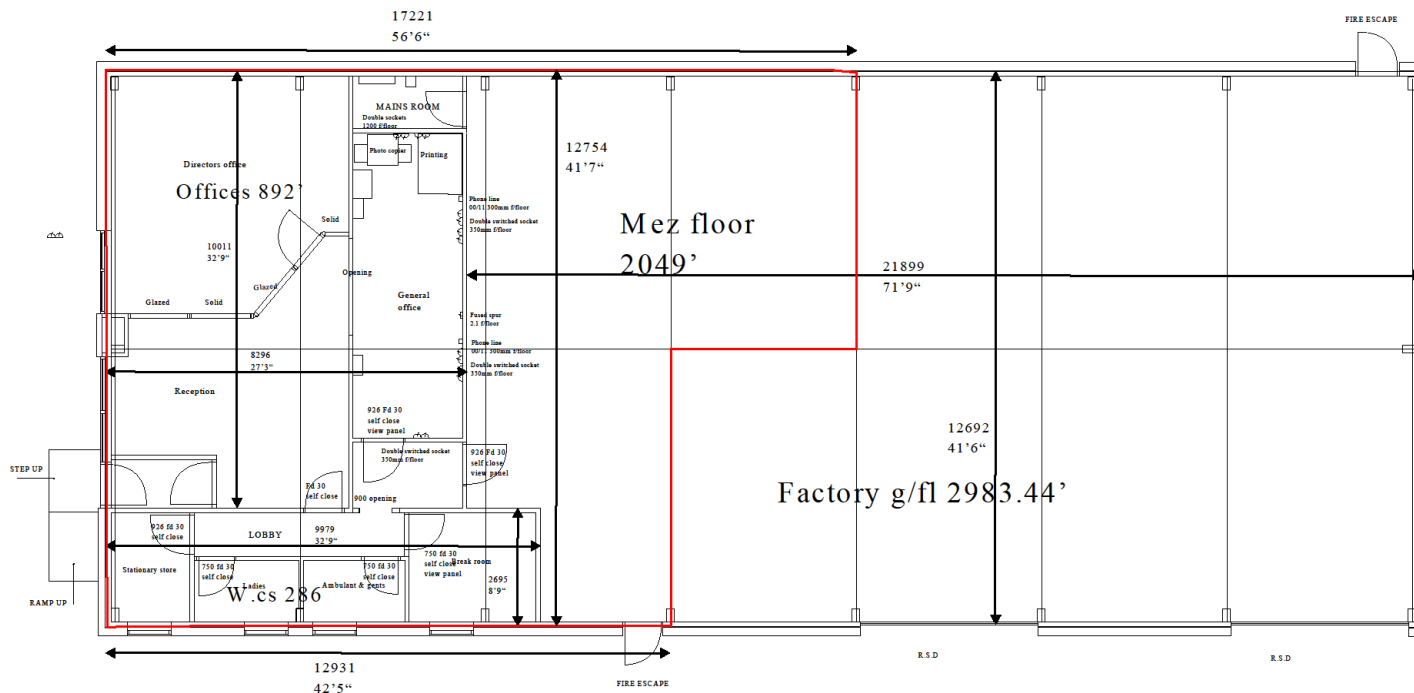
CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:	Detached, purpose built general industrial unit providing air conditioned offices, mezzanine storage and secure compound area. The warehouse accommodation is accessed from the secure yard through two shutter doors. The warehouse interlinks with the offices which includes private and general offices, kitchen and male and female WC's. The building benefits from mezzanine storage above the offices and partly over the warehouse area.
Location:	Proceeding into Common Bank Industrial Estate from Foxhole Road (B5251). The property is approximately 300m on the lefthand side.
Accommodation:	Ground Floor (all sizes are approx) Warehouse 277 sq m (2983 sq ft) GIA. Offices 109 sq m (1178 sq ft) GIA. Mezzanine 190 sq m (2,049 sq ft) GIA.
Lease Terms:	
Rent:	£45,000 per annum exclusive with the first three months payable on completion and quarterly in advance thereafter.
Term:	Five years or more.
Use:	General industrial (B2) and Storage and Distribution (B8).
Repairs:	The Tenant will have a full repairing responsibility.
VAT:	Not payable.
Rates:	Tenant's responsibility.
Outgoings:	Tenant's responsibility.
Insurance:	Landlord to insure with the Tenant to reimburse premium as additional rent.
Assessment:	According to the Valuation Office website the property is described as 'Workshop and Premises' with a Rateable Value of £26,000, payable is £11,232 with effect from the 1 st April 2026. All parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.
Services:	Mains gas, electricity and water supplies are laid on, drainage to main sewer.
Energy Rating:	We understand the property has an Energy Performance Certificate Rating B valid until 12 th August 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.



PROPOSED INTERNAL LAYOUT FOR
 MJK DESIGN & BUILD (Shopfitting) Ltd,
 DESIGN HOUSE,
 ACKHURST ROAD,
 COMMON BANK INDUSTRIAL ESTATE
 CHORLEY
 LANCASHIRE

SCALE 1-50 @ A1

DATE 18-12-2006

Factory 2983'

Offices 1178'

Mez 2049'

Site ¼ Acre

½ of site is locked compound

Carpark 1300' Approx

Factory area 2983 @ £

Mez area 2049 @ £

Office area 1178 @ £

Per ft

Per ft

Per ft



Reception Office



Front Office



Rear Office



Internal 1



Internal 2



Internal 3



Mezzanine



Kitchen



Side Yard