

PETER E GILKES & COMPANY

44 Market Street, Chorley, Lancashire, PR7 2SE

Tel 01257 266999

Email info@peteregilkes.co.uk



TO LET

**OFFICES
CONWAY INDUSTRIAL ESTATE
SKULL HOUSE LANE
APPLEY BRIDGE
WIGAN
WN6 9DW**



Rent: £30,000 per annum

- Refurbished ground and first floor accommodation.
- Large on-site car park.
- 256 sq m (2,766 sq ft) NIA.
- Secure rural location with easy access ability 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.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

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



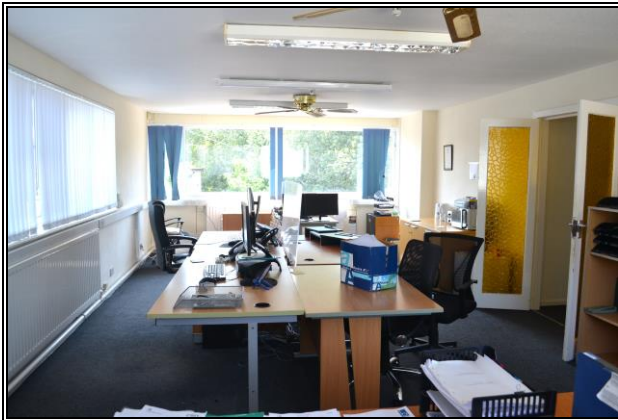
Description:	Ground and first floor office providing spacious accommodation with good natural light and the benefit of a large car park. Situated in a quiet location on the edge of an established industrial estate with pleasant views from the front elevation.
Location:	The building is situated on the Conway Industrial Estate in Appley Bridge. Accessed 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 Lane (A5209) turning right onto either Back Lane or Appley Lane (B5375).
Accommodation:	Ground Floor (all sizes are approx) Reception, Waiting Room, Three Offices, Storeroom, Kitchen, Male and Female WC's. 129 sq m (1,390 sq ft) NIA.
	First Floor Six Private Offices with Male and Female WC's. 127 sq m (1,376 sq ft) NIA.
Lease Terms:	
Rent:	£30,000 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.
Term:	Three years or multiples thereof.
Use:	Office (Class E).
Repairs:	Internal responsibility upon Tenant.
VAT:	Payable at the appropriate rate.
Legal Costs:	The Landlord's reasonable legal fees to be undertaken 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 with the maintenance and security of the common parts.
Insurance:	Landlord to insure the building but reclaim premium from Tenant as additional rent.
Outgoings:	Electricity, water charges and any other outgoings payable by the Tenant.
Assessment:	According to the Valuation Office website the property is described as 'Offices and Premises' with a Rateable Value of £ All interested parties should make their own enquiries with West Lancashire District Council's Business Rates Department on 01695 577177 to establish eligibility for Small Business Rates Relief.
Services:	Mains gas, electricity and water supplies are laid on, drainage to main sewer.
Energy Rating:	We understand an Energy Performance Certificate has been commissioned and will be available upon request.
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.



Reception



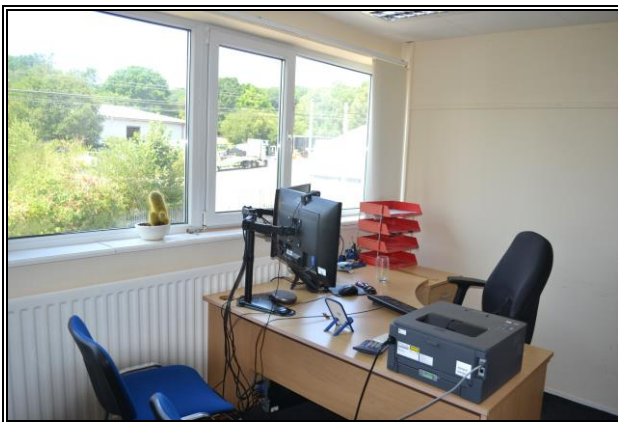
Ground Floor - Boardroom



First Floor – Office 1



First Floor – Office 2



First Floor – Office 3



Front Car Park