

PETER E GILKES & COMPANY

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TO LET

**UNIT 10
CONWAY INDUSTRIAL ESTATE
SKULL HOUSE LANE
APPLEY BRIDGE
WN6 9DW**



Rent: £13,500 pa

- Modern Industrial Unit and side yard.
- 106 sq m (1,145 sq ft) GIA.
- Three phase electricity available.
- Quiet and secluded location.
- Easy access 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 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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: The building comprises of a modern steel portal frame industrial unit with elevations of smooth blockwork and cladding with up and over composite panel access doors and personnel door to the front elevation. The roof has cladding with intermittent roof lights. Internally there are two offices, disabled WC and a kitchen.

Location: The site is situated on the Conway Industrial Estate in Appley Bridge. It can be found 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 Road (A5209), turning right onto either Back Lane or Appley Lane (B5375). Proceed up the access road to the site entrance into the estate where the building on the left hand side.

Accommodation: Ground Floor

(all sizes are approx) **Unit** 12m x 8.8m (39'3 x 28'10) = 106 sq m (1,145 sq ft) GIA including

Office 1 2.95m x 5.3m (9'6 x 17'3) = 15.5 sq m (166 sq ft).

Office 2 3m x 3.5m (9'8 x 11'4) = 10.6 sq m (114 sq ft).

Kitchen 0.6m x 2.1m (1'9 x 6'8) = 1.3 sq m (13.9 sq ft).

WC

Lease Terms:

Rent: £13,500 per annum exclusive with the first three months payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Light Industrial (Class E), General Industrial (B2) and Storage/Distribution (B8).

Repairs: Full repairing responsibility upon Tenant.

VAT: Payable at the appropriate rate.

Legal Costs: Landlord's responsible legal costs 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 in the maintenance and security of the common parts.

Insurance: Landlord to insure the building only with tenant responsible for a fair proportion of the premium as additional rent.

Assessment: According to the Valuation Office website the property is described as 'Warehouse and Premises' with a Rateable Value of £7,800. All interested parties should make their own enquiries with West Lancashire District Council to ascertain eligibility for Small Business Rates Relief on 01695 577177.

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

Energy Rating: The building has an Energy Performance Certificate with a Band C Energy Rating valid until February 2025 and an updated certificate has been commissioned.

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.