

PETER E GILKES & COMPANY

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TO LET

**PART WITHNELL MILL
RAILWAY ROAD
WITHNELL
PR6 8UA**



Rent: £32,000 pa

- Refurbished industrial unit 517 sq m (5,570 sq ft) GIA.
- 10 car parking spaces.
- Rural and secure location.
- Close to motorway junctions for M61 & M65.

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:	Refurbished industrial unit including new roof providing industrial/workshop accommodation. The building benefits from a reception entrance, three private offices, kitchen, male and female WC's.
Location:	The building is located within Withnell Mill and accessed from Railway Road, Withnell with good road links to junction 3 of the M65 which connects to the M6 & M61 motorways.
Accommodation: Ground Floor (all sizes are approx)	Unit 38.1m x 12.7m = 483 sq m plus Storeroom 7.5m x 4.6m = 34.5 sq m Total 517.5 sq m GIA. The accommodation includes reception, three private offices, kitchen, male and female WC's.
Outside:	Ten car parking spaces and loading bay.
Lease Terms:	
Rent:	£32,000 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.
Term:	Three years.
Use:	Class E (Commercial, Business & Service) or B2 (Light Industrial).
Repairs:	Full repairing responsibility upon Tenant.
VAT:	Not payable.
Legal Costs:	Each party to bear their own legal expenses.
Rates:	Tenant's responsibility.
Services:	Tenant's responsibility.
Assessment:	The property is currently awaiting reassessment and all interested 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. The Tenant will be responsible for reimbursement of utilities calculated via sub meter readings.
Energy Rating:	The building has an Energy Rating within Band E valid until May 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.



Warehouse and Offices 1



Warehouse and Offices 2



Rear Warehouse



Filing Storeroom



Loading Bay



Promap
LANDMAP & DESIGN, LTD

Contouring plot 2015.
Plotted scale - 1:1750. Paper size - A4