PETER E GILKES & COMPANY
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TO LET

PART SWANSEY MILL
SWANSEY LANE
WHITTLE LE WOODS
CHORLEY
PR6 7LX

Rent: £80,000 per annum

- Warehouse/Industrial Premises with offices and Yard.
- Economical rental.
- 3,292 sq ms (35,440 sq ft) GIA.
- Loading facilities.
- Close to motorway intersections for M61, M6 & 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 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.

Description: The accommodation provides a substantial part of Swansey Mill providing economical workshop and office accommodation with the benefit of a large yard and loading bay with three tail board and drive-in loading facilities.

Location: The building is conveniently located between Junction 8 and 9 of the M61 with direct links to the M65 and M6. Proceeding along Preston Road (A6) through Whittle-le-Woods turn into Swansey Lane with the site entrance being approximately 200 metres on the right hand side and follow the estate road round to the right into the yard with the building being directly ahead.

Accommodation: *(all sizes are approx)*

Ground Floor

Main Workshop 2918 sq m (31,409 sq ft) GIA.
Including operatives staffroom, office, kitchen and male and female WC's.

Loading Bay 118 sq m (1,270 sq ft) GIA.

Office 121 sq m (1,302 sq ft) GIA.

Mezzanine Office 48 sq m (516 sq ft) GIA.
Including male and female WC's.

First Floor

87.5 sq m (941 sq ft) GIA. Interconnecting office, changing room with shower and WC

Outside: Concrete screed forecourt for car parking and deliveries.

Lease Terms:

Rent:	£80,000 per annum with the first three months payable on completion and monthly in advance thereafter.
Term:	Three years or multiples thereof.
Use:	General industrial (B2) and storage and distribution (B8).
Repairs:	Full repairing responsibility upon Tenant.
Services:	Tenant's responsibility.
Rates:	Tenant's responsibility.
VAT:	Payable at the appropriate rate.
Legal Costs:	Each party to bear their own legal expenses.

Assessment: According to the Valuation Office website the property is described as 'Workshop and Premises' with a Rateable Value of £71,000. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department and the Economic Development Officer for potential Grant Assistance on 01257 515151.

Energy Rating: The property has an Energy Performance Certificate within Band C valid until March 2036.

Services: Three-phase electricity, mains gas and water supplies are laid on with drainage to main sewer.

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 Office

First Floor Office

First Floor Mezzanine Office

Main Workshop 1

Main Workshop 2

Main Workshop 3

Internal Office

Main Workshop Cabin Office

Changing Room

Office Kitchen

Operatives Kitchen

Site Entrance off Swansey Lane

Yard and Car Park

Secondary Access Point