

PETER E GILKES & COMPANY

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TO LET

**UNIT 8
LOSTOCK SQUARE
SHERDLEY ROAD
LOSTOCK HALL
PRESTON
PR5 5JF**



Rent: £22,900 pa

- 208.5 sq m (2,245 sq ft) GIA.
- Close proximity to M6, M61 & M65 motorways.
- Modern accommodation in secure location.

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: Modern industrial unit with roller shutter access and private forecourt. The unit is within an established, secure and quite location with close proximity to M6, M61 & M65 motorways.

Location: The unit is located on the outskirts of Lostock Hall and accessed off the A582 onto Sherdley Road and turning right at the first Junction with the units being 100m on the left hand side.

Accommodation: Ground Floor

(all sizes are approx) **Unit 8** 15.25m x 6.8m = 208.5 sq m (50' x 22'3 = 2,245 sq ft) GIA.



Lease Terms:

Rent: £22,900pa exclusive with the first three months rental payable on completion and monthly in advance thereafter.

Term: Five years or multiples thereof.

Use: Class E (Light Industrial) or B2 (General Industrial).

Repairs: Tenant having full repairing responsibility.

Insurance: Landlord will insure the building with the Tenant responsible for a fair proportion of the premium.

VAT: Will be payable at the appropriate rate.

Legal Costs: Each party to bear their own expenses.

Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Service Charge: A ground rental equating to £2,000 plus VAT is payable and a fair proportion contribution to any expenses incurred to the common parts.

Assessment: An application has been submitted to the Valuation Office to request a new Rateable Value and all interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625.

- Services:** Three phase electricity supply, gas and water supplies with drainage to the main sewer.
- Energy Rating:** The building has an Energy Performance Certificate within Band E valid until June 2030
- 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.