

PETER E GILKES & COMPANY
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FOR SALE/TO LET

**UNIT 3H
EATON POINT
EATON AVENUE
BUCKSHAW VILLAGE
PR7 7NG**



Rent: £90,000 pa Price: £950,000

- Three storey modern general industrial unit.
- 1,253 sq m (13,487 sq ft) GIA.
- Ground and first floor food preparation area.
- Second floor offices.
- Passenger and goods lifts.
- Private car parking.

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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Former headquarters for a national catering and food manufacturing business.

The ground floor provides a loading bay with electric doors, open plan preparation area and staff welfare facilities.

First floor provides guest lounge, male and female WC's with two separate kitchen areas and numerous storerooms/cold rooms.

Second floor provides male and female WC's, staff kitchen, server room, nine partitioned offices and boardroom.

Location: Situated within the purpose built Eaton Park Industrial Estate on Buckshaw Village the site is accessed off Eaton Avenue from Dawson Lane (B5248). Turn left at the roundabout with the security gate entrance 100m on the left and proceed along the service road with the building being on the right hand side.

The location is easily accessible from the M6 at Junction 28 via Wigan Road (A49) or off the M61 at Junction 8 via Preston Road (A6).

Regular local bus and regional trains services are available nearby in Buckshaw Village and Manchester/John Lennon Airports can be reached within 45 minutes approximately.

Accommodation:
(all sizes are approx)

Ground Floor: 6.85m x 16m plus 15m x 22m = 439.5 sq m
(22'4 x 52'4 plus 49'2 = 4,731 sq ft) GIA.

First Floor: 6.85m x 16m plus 15m x 22m = 439.5 sq m
(22'4 x 52'4 plus 49' 2 = 4,731 sq ft) GIA.

Second Floor: 17m x 22m = 374 sq m (55'7 x 72'1 = 4,025 sq ft) GIA.

Total 1,253 sq m (13,487 sq ft) GIA

Price: £950,000 (Nine Hundred and Fifty Thousand Pounds) plus VAT.

Lease Terms:

- Rent:** £90,000 per annum exclusive.
- Term:** Five years or multiples thereof.
- Use:** B1 Business/B2 General Industrial.
- Repairs:** Full repairing responsibility upon Tenant.
- VAT:** Payable at the appropriate rate.
- Legal Costs:** Each party to bear their own legal expenses.
- Rates:** Tenant's responsibility.

Assessment: According to the Valuation Office website the property is described as 'Workshop and Premises' with a Rateable Value of £26,500. All interested parties should make their own enquiries with South Ribble Borough Council on 01772 625625.

- Services:** Mains gas, three phase electricity and water supplies are laid on with drainage to the main sewer.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Energy Rating:** The property has an Energy Performance Certificate within Band B.
- 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.



Unit 3H, Eaton Point, Eaton Avenue, Buckshaw Village, PR7 7NG