



## FOR SALE/TO LET

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



**Rent: £45,000 pa Price: £650,000**

- Modern industrial on ground and first floors.
- 707 sq m (7,720 sq ft) GIA.
- Goods lift.
- 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 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 | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



**Description:** Modern industrial unit on two floors previously used for the preparation and manufacture of food products with a goods lift. The ground floor has a delivery bay with electric door.

Unit 3L interlinks with Unit 3K on ground and first floors.

**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:** 16.3 m x 17m = 358.6 sq m (53'4 x 55'7 = 3,860 sq ft)  
GIA

**First Floor:** 16.3 m x 17m = 358.6 sq m (53'4 x 55'7 = 3,860 sq ft)  
GIA

**Total:** 707.2 sq m (7,720 sq ft) GIA.

**Price:** £650,000 (Six Hundred and Fifty Thousand Pounds) plus VAT.

**Lease Terms:**

- Rent:** £45,000 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 £21,000. 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 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.

