

PETER E GILKES & COMPANY

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TO LET

**MAYFIELD MILL
BRIERCLIFFE ROAD
CHORLEY
PR6 0DA**



Rent: £145,000 pa

- Ground and First Floor Offices 347 sq m (3,739 sq ft).
- Dispatch area 928 sq m (9,990 sq ft).
- Middle Warehouse 364 sq m (3,923 sq ft).
- Main Warehouse/Mill 2,105 sq m (22,666 sq ft) GIA.
- Site area 2.3 acres.

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: Industrial accommodation recently occupied by a national upholstery business providing storage, manufacturing accommodation, offices and a large yard area.

Location: Situated on the outskirts of Chorley town centre the site has good road links accessed off the A6 at the roundabout junction turning onto Stump Lane and after 200m turning left onto Briefcliffe Road where the premises are on the left hand side.

Accommodation: Ground Floor and First Floor Offices 347 sq m (3,739 sq ft).
(all sizes are approx)

Dispatch Area 928 sq m (9,990 sq ft).

Middle Warehouse 364 sq m (3,923 sq ft).

Main Warehouse/Mill 2,105 sq m (22,666 sq ft) GIA.

Car park and loading area.

Lease Terms:

Rent: £145,000 per annum exclusive with the first three months rental payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Industrial (B2) and Storage and Distribution (B8).

Repairs: The Tenant will have a full repairing responsibility.

VAT: Payable at the appropriate rent.

Legal Costs: Each party to bear their own legal expenses.

Rates: Tenant's responsibility.

Outgoings: Tenant's responsibility.

Insurance: Landlord to insure the building with the Tenant responsible for reimbursement of the premium.

Assessment: According to the Valuation Office website the property is described as 'Factory and Premises' with a Rateable Value of £69,500. All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

Services: Mains gas, 3-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.

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.



Workshop



Loading Bays



Dispatch Area



Dispatch Area



Ground Floor Workshop



First Floor Workshop



Middle Warehouse



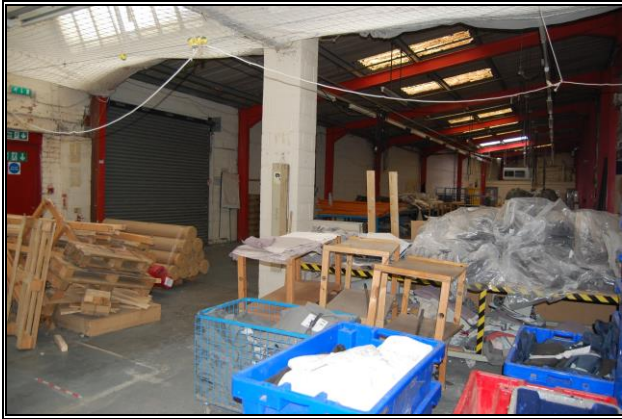
Middle Warehouse



Canteen



Main Warehouse/Mill



Main Warehouse/Mill



Main Warehouse/Mill



Main Warehouse/Mill



Main Warehouse/Mill