

**PETER E GILKES & COMPANY**

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**TO LET**

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



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**Rent: Area A £75,000 pa**  
**Area B £45,000 pa**

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- Area A 1,555 sq m (16,733 sq ft) GIA.
- Area B 2,053 sq m (22,100 sq ft) GIA.
- Large car park and loading area.
- Available separately or as a whole.

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:** Separate industrial accommodation available as a whole or part until recently occupied by a national upholstery business providing storage, manufacturing accommodation 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 Briercliffe Road where the premises are on the left hand side.

**Accommodation:** **Area A** 1,555 sq m (16,733 sq ft)  
(all sizes are approx) Steel portal framed storage unit with 8 dock loading facility.

The accommodation also includes an attached warehouse with a staff canteen and offices.

Separate W.C. facilities to be constructed within an internal convenient location.

**Area B** 2,053 sq m (22,100 sq ft)  
Northern Light Mill accommodation with loading access from the side yard. Rear loading access available off service road into steel portal frame unit including Male and Female W.C.s.

**Lease Terms:**

**Rent:** Area A £75,000 per annum and Area B £45,000 per annum exclusive with the first three months 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 with the building with the Tenant responsible for reimbursement of the premium.

**Assessment:** All interested parties should make their own enquiries with Chorley Borough Council's Business Rates Department on 01257 515151. The property is currently assessed as part of a larger assessment and is awaiting a new assessment.

**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. Mounted gas blowers are located throughout Area A & Area B.

**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.



Area A Workshop



Area A Loading Bays



Area A Internal



Area A Internal



Area A Internal



Area A Internal



Area A Internal



Area A Internal



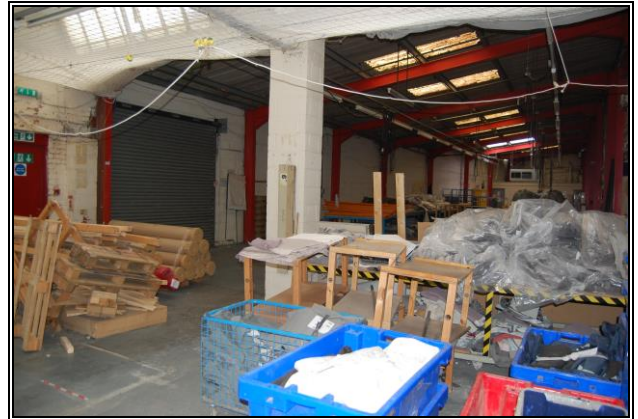
Area A Canteen



Area A Internal



Area B Internal



Area B Internal



Area B Internal



Area B Internal



Area B Internal