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incorporating Irvine Taylor

**TO
LET**



INDUSTRIAL/WORKSHOP UNIT

279 m² (3,003 ft²)

Unit 9
Kenyons Business Park
Gough Lane
Bamber Bridge
Preston
PR5 6AR

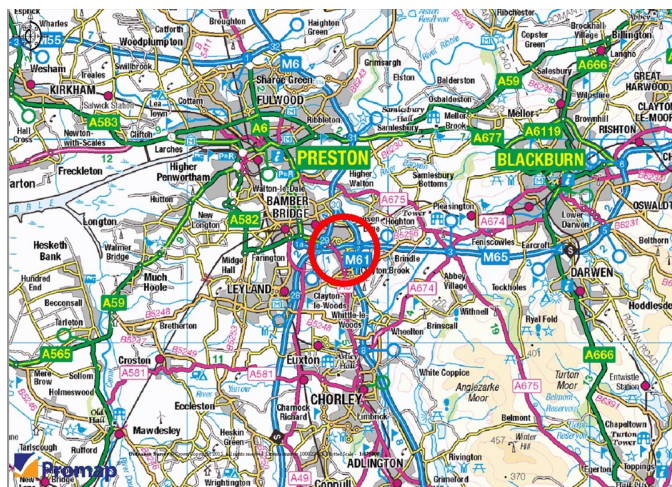
- Located on a secure site
- Excellent access to motorway network with the M6, M61 & M65 being within the immediate vicinity
- Well maintained and managed development
- Rental NOT subject to VAT
- No service charge

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Location

The industrial estate is situated on Gough Lane close to Walton Summit Employment Area providing excellent access to the M6, M61 and M65 motorways all being within 1 mile.

Description

The property is of steel portal frame construction surmounted by profile clad walls beneath a clad roof forming part of a parade of units located within a well-maintained and secure shared development.

The ground floor provides predominantly open plan accommodation with the first floor offering a number of cellular offices in addition to kitchen and WC facilities.

The unit has the benefit of a roller shutter door in addition to a separate personnel door for access from the yard area.

Accommodation

The gross internal floor areas have been estimated as follows:-

	m ²	ft ²
Ground Floor	182	1,959
First Floor	97	1,044
Total	279	3,003

Services

We understand that the premises benefit from mains electricity (3 phase) water and drainage.

Rating Assessment

The premises have a Rateable Value of £9,800.

Prospective tenants may be eligible for small business rate relief and should contact the Chorley Borough Council in this regard ((tel. 01257 515151).

Planning

It is understood that the premises have a permitted use generally within Classes B1 & B2 of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties should make their own separate enquiries of the local planning authority, Chorley Borough Council (tel. 01257 515221).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rental

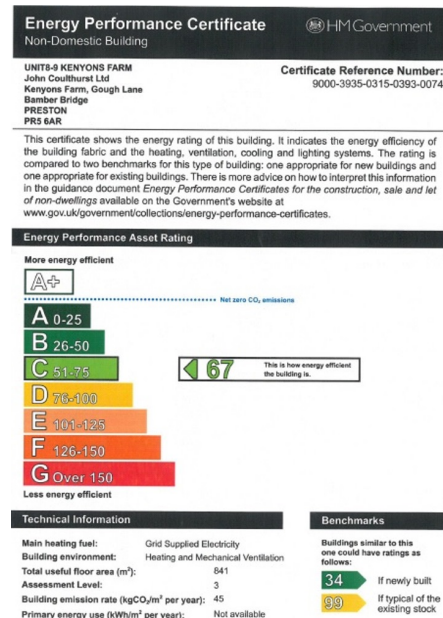
£12,500 per annum, exclusive

Rents are payable quarterly in advance.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



VAT

All rentals quoted are NOT subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Harry Holden

Email: fw@eckersleyproperty.co.uk /

hjh@eckersleyproperty.co.uk