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incorporating Irvine Taylor

**TO
LET**



OFFICE PREMISES

163 m² (1,755 ft²)

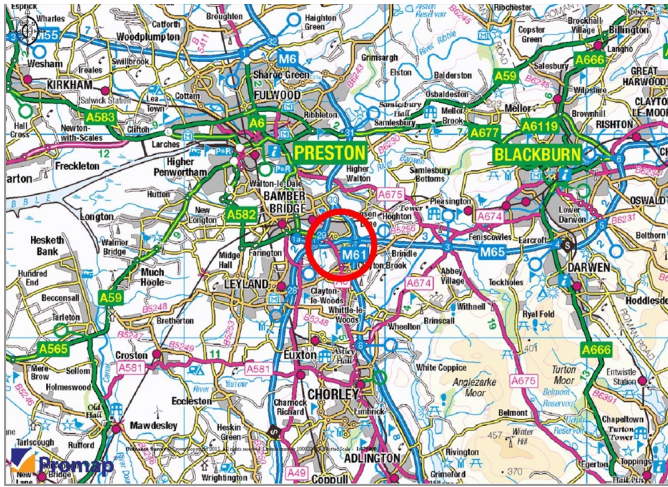
The Barn
Gough Lane Industrial Estate
Gough Lane
Bamber Bridge
Preston
PR5 6AR

- 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 brick construction construction beneath pitched cementitious sheet roof providing accommodation over 2 floors.

The accommodation is predominantly cellular and offers ladies/gents WC and kitchen facilities.

Externally approximately 7 allocated car spaces are provided with potential for additional car parking.

Accommodation

The premises have an approximate net internal area of:-

	m ²	ft ²
Ground floor	1021,098	
First floor	61	657
Total	1631,755	

Services

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

Rating Assessment

The premises are yet to be re-assessed.

Interested parties are, however, advised to make their own enquiries of the rating department at Chorley Borough Council (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.

Asking Rental

£10,500 per annum.

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

Energy Performance Certificate HM Government

Non-Domestic Building

UNIT 11 KENYONS FARM
 John Coulthurst Ltd
 Kenyons Farm, Gough Lane
 Bamber Bridge
 PRESTON
 PR5 6AR

Certificate Reference Number:
0597-9050-1930-5300-3863

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96 This is how energy efficient the building is.

Technical Information	Benchmarks
Main heating fuel: Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 175	
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ² per year): 76.7	
Primary energy use (kWh/m ² per year): 453.71	32 If newly built
	95 If typical of the existing stock

VAT

All rentals quoted are NOT subject to VAT.

Legal Costs

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

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Mark Clarkson

Email: fw@eckersleyproperty.co.uk /

mac@eckersleyproperty.co.uk