

Incentives Available


MARCUS WALSH
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FOR SALE / TO LET

**INDUSTRIAL PREMISES
CHAPEL LANE BUSINESS PARK
COPPULL CHORLEY
PR7 4NB**

3,717 Sq M (40,010 Sq Ft)



Location

The property is located on Chapel Lane in a mixed industrial and residential area on the outskirts of Coppull, approximately 3 miles from Junction 27 of the M6 Motorway. Access is via the B5250 and Preston Road (A49). The premises are bounded by a railway line to the rear and Discover Caravan & Camping centre (formerly Barrons Great Outdoors). Adjacent occupiers also include D P Cold Planing and Croston Sheet Metal Ltd. The unit is 15 miles south of Preston and 6 miles north of Wigan.

DESCRIPTION A recently refurbished industrial/warehouse unit built in 4 sectional bays with a large secure concrete yard area. The property has newly re-clad elevations and an insulated corrugated asbestos roof and single skin translucent panels supported on concrete roof trusses. Internally, the unit has a solid concrete floor and sodium bulb lighting throughout. The production area has a minimum eaves height of 6.5m rising to 7.7m. The unit has a large power supply with three phase electricity and all other services. The unit is serviced by two large electric roller shutter doors.

Included within the main building is a two storey office block that has been refurbished with new carpets, Cat II lighting and tinted glass windows. The offices vary in size and include new kitchen and WC facilities.

Externally, there is a large concrete forecourt with ample room for loading and parking. The site is secured by timber fencing and metal gates within a landscaped site.

<u>ACCOMMODATION</u>	Production area	3,138.07 m ²	(33,777 Sq Ft)
	Offices	230.62 m ²	(2,482 Sq Ft)
	Mezzanine	348.47 m ²	(3,751 sq Ft)
		<u>3,717.16 m²</u>	<u>(40,010 Sq Ft)</u>

RATES Rateable Value = £86,500 Rates Payable = £40,050 pa

LEASE A new lease is available for a term of years to be agreed on a full repairing and insuring basis.

RENTAL £115,000 per annum

SALE PRICE £1.25m for the freehold title

VIEWING By appointment with this office on Tel. 07792 334 335 or via the joint agents Eckersley on 01772 883388.

VAT All outgoing are subject to VAT at the prevailing rate.

COSTS The tenant will be responsible for the usual occupier's costs including business rates, electric, water etc.

INTERNET For a full list of available commercial premises throughout the North West, please visit www.marcuswalsh.co.uk