



To Let

High Quality Modern Offices with On-Site Car Parking

FROM 1,500 SQ FT (139.36 SQ M)

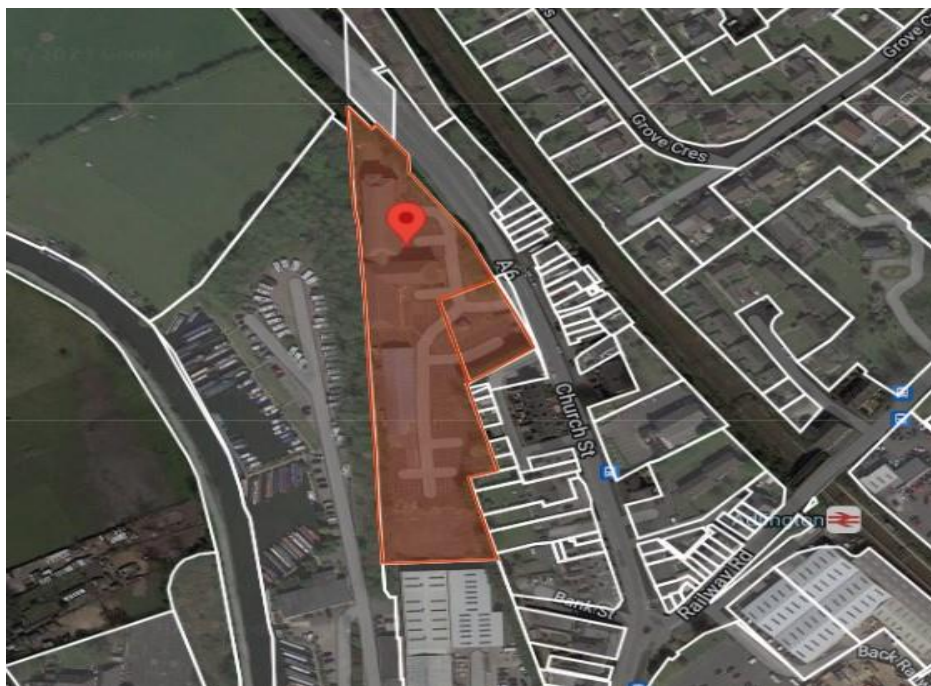
📍 FAIRCLOUGH HOUSE, CHURCH STREET, ADLINGTON, CHORLEY, PR7 4EX

TWW

Turner Westwell
Commercial Agents

KEY FEATURES

- Attractive prestigious façade and reception
- Dedicated on site car parking
- Passenger lift to all floors
- Suspended ceilings incorporating LED lighting
- Securely managed environment
- Hard and soft landscaping to external areas
- Can be let part furnished
- Suites from 1,000 sq ft



LOCATION

The site is set just off the A6 on the village edge of Adlington which in itself provides plenty of local amenities and public transport links via the railway station, as well as being conveniently located for access to the M61 motorway

DESCRIPTION

Fairclough House offers what was a purpose built, prestigious head office, facility which has now been sub divided to provide numerous office suites within a multi let managed environment.

The office accommodation is arranged over 3 floors with access via a centralised reception from which is the service core of the building with stairwell and passenger lift leading to all 3 floors. From this central core, within which are communal WC facilities, accommodation is provided within one of 3 wings being identified as North Wing, South Wing and East Wing. The space available is at the first and second floors. Further space may be available, if required.

Fairclough House is set within a secure landscaped site with secure boundaries and a gated entrance.

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

EPC

The property has an current Energy Efficiency Rating of C(73). The certificate is valid until 2nd July 2024. A full copy of the Report is available upon request.

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73 C

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Second Floor Suite S1 - UNDER OFFER	93.96	1,011
Second Floor Suite S2 - UNDER OFFER	124.17	1,337
Second Floor Suite S3	93.18	1,002
Second Floor Suite S4	94.22	1,014

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property, as a whole, has a Rateable Value of £327,500, with effect from 1st April 2023. The same will be split appropriately per suite.

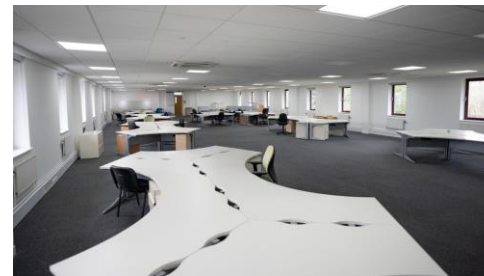
The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

SERVICE CHARGE

The lease will be subject to a Service Charge provision. Full details are to be provided.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.



RENTAL

Description/Floor	Sq Ft	Rental (PA)
Second Floor Suite S1 - UNDER OFFER	1,011	£10,110
Second Floor Suite S2- UNDER OFFER	1,337	£13,370
Second Floor Suite S3	1,002	£10,020
Second Floor Suite S4	1,014	£10,140

VAT

This property is opted for tax and therefore VAT is applicable on the rental element of any letting.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment only with the sole agents TURNER WESTWELL.



Adam Westwell | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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