

To Let
Suites from 1,000 sq ft



High Quality Modern Offices With On-Site Car Parking

1,000 - 2,200 SQ FT (92.9 - 204.38 SQ M)

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

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Turner Westwell
Commercial Agents

KEY FEATURES

- High quality modern offices
- Close to local amenities of Adlington Village
- Situated within close proximity to Adlington Railway Station
- Conveniently located for access to the M61 motorway
- 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
- Rent £10.00 per sq ft



LOCATION

The property is set just off the A6 (Church Street), upon the outskirts of Adlington, which in itself provides plenty of local amenities and public transport links via Adlington 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.

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
First Floor Suite F3 - Available mid-March 2025	202.99	2,185
Second Floor Suite S3	93.09	1,002
Second Floor Suite S4	94.2	1,014

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.

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)
First Floor Suite F3 - Available mid-March 2025	2,185	£21,850
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.

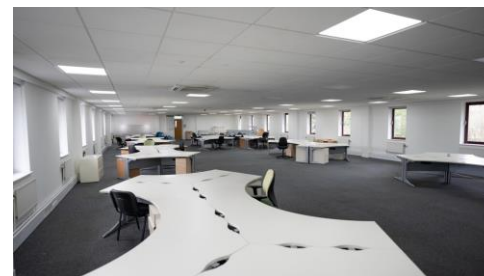
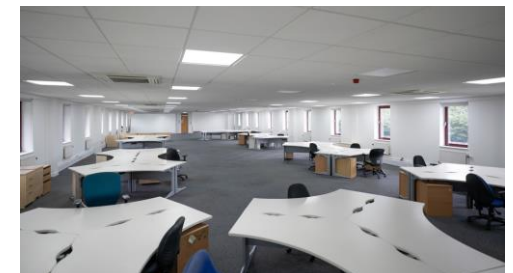
SERVICE CHARGE

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

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 2024/2025 Business Rates Multiplier is 54.6 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.



LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of C(70). The certificate is valid until 10th December 2034. A full copy of the Report is available upon request.

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VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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