

To
Let



Fairclough House

Church Street, Adlington, Chorley PR7 4EX

High quality modern offices with onsite car parking from circa 2,185 sqft – 13,720 sqft

PARKINSON
REAL ESTATE ●●●●

t: 01772 876456

e: info@parkinsonre.com

w: parkinsonre.com

Key Highlights

- **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**



Passenger Lift



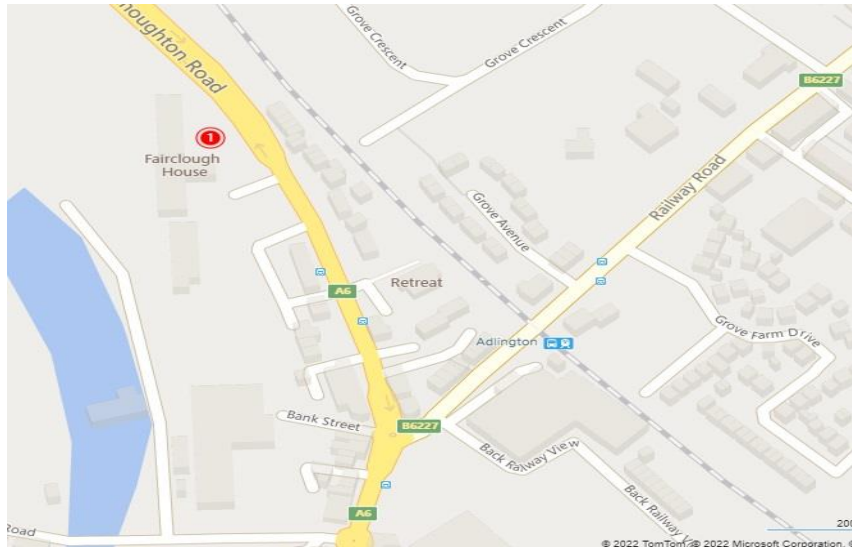
Open Plan



Parking



Landscaping



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. Accommodation is provided 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 on the 1st and 2nd floors. Fairclough House is set within a secure landscaped site with secure boundaries and a gated entrance.



Service Charge & Business Rates

Rentals quoted are subject to the addition of a service and business rates apportionment which can also be provided upon application.



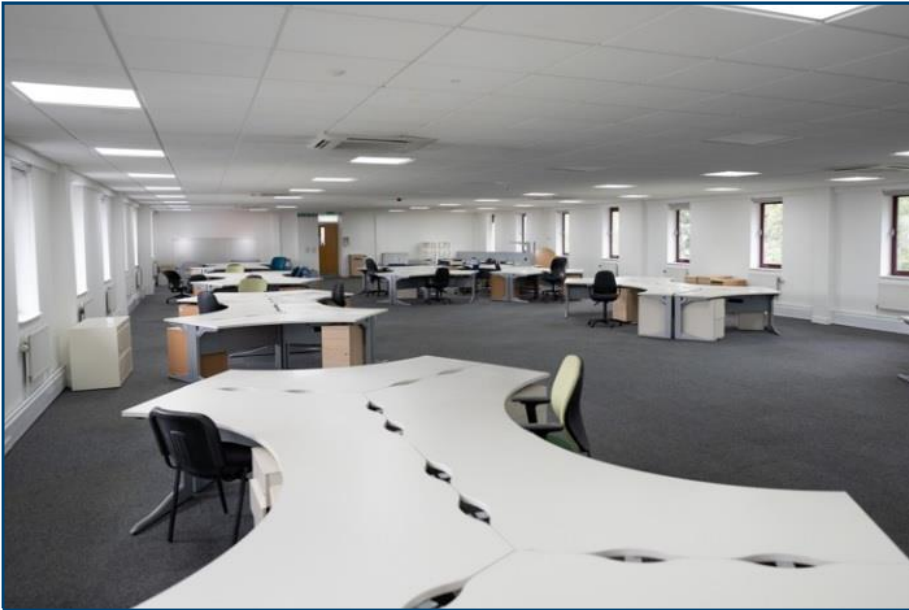
Rental & Terms

Available upon request. Terms to be drafted on new effectively full repairing and insuring lease for a term of years to be agreed.



VAT

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





Accommodation

Suite	SFT	Rental (PA)
1 st Floor, Suite F1 – LET	2,776	£27,770
1 st Floor, Suite F2	6,110	£61,100
1 st Floor, Suite F3 – Available April 2024	2,185	£21,850
2 nd Floor, Suite S1	5,425	£54,250



EPC

The property has an EPC Rating of C-73



Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation of a new lease.

Anti Money Laundering –In accordance with Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser upon a sale being agreed. Therefore, any proposed purchaser/tenant is to provide proof of identification and address and to confirm the source of funding.

Disclaimer - These particulars are only a general outline for the guidance of an intended purchaser or lessee and do not constitute in whole or part an offer or contract. All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Photographs may show only certain parts and aspects of the property at the time when then the photographs were taken and should not be relied upon. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in working order. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Whilst best endeavours have been made to ensure that the information provided in these particulars is materially correct the information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant should satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. Neither Parkinson Property Consultants Ltd or anyone in its employment has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

Subject to contract.

May 2022 AG0637

PARKINSON

REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY
APPOINTMENT WITH THE JOINT AGENTS

Preston Office

Daniel Crawshaw

T: 01772 876456 / 07949 729229

E: daniel.crawshaw@parkinsonre.com

Turner Westwell

Adam Westwell

T: 07799 644166

E: adam.westwell@turnerwestwell.co.uk