

18 Eaton Avenue, Buckshaw Village, Euxton, PR7 7NA

**TO LET**



## TO LET

Use - Office

Size - 1,135 Sq ft

Rent - £16,500 per annum

- High Quality Ground Floor Office Suite
- 1,135 sq.ft
- Excellent location with easy access to the M61 and M6 motorways
- High quality specification
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## 18 Eaton Avenue, Buckshaw Village, Euxton, PR7 7NA

### Location

The property is situated on the Matrix Office Park development on Buckshaw Village, with excellent access to both Junction 28 of the M6 and Junction 8 of the M61 motorways.

It is an established area with occupiers in the vicinity including Redrow Homes, Synexus Ltd. and Cowan & Co. Chartered Surveyors.

In addition, within a short walk of the premises is a Marstons public house and a Euro Garages petrol forecourt with ancillary food outlets.

### Description

The property comprises an end terraced two storey office premises of steel frame construction with brick built cavity walls under a hipped pitched tiled roof.

The available suite is located on the ground floor and is accessed from a reception area into predominantly open plan office, boardroom with kitchen facilities.

The specification includes carpeted floors, suspended ceiling incorporating recessed lighting, electric wall mounted heaters and aluminium framed double glazed windows. WC facilities are shared with the first floor occupier.

Externally there is parking for 4 vehicles within landscaped grounds.

### Accommodation

We have calculated the net internal area of the premises to be as follows :

Ground Floor	Reception	
	Boardroom	
	Offices	1,135 sq.ft

### Rental

£16,500 per annum

### Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on effective full repairing and insuring terms.

The rent is to be paid quarterly in advance.

### Service Charge

It is anticipated that the service charge for the premises will be in the region of This £210.17 per annum

This will cover all external repairs, contribution towards landscaping, cost of cleaning and lighting of the common areas, cleaning of the WC facilities, management, building insurance etc. Full details on request.

### Building Insurance

The landlord will insure the building and charge the premium back to the tenant. It is anticipated that this is in the region of £337.50 per annum

### Deposit

A deposit may be required. Full details on request

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Vat is applicable to figures quoted in these details

### Services

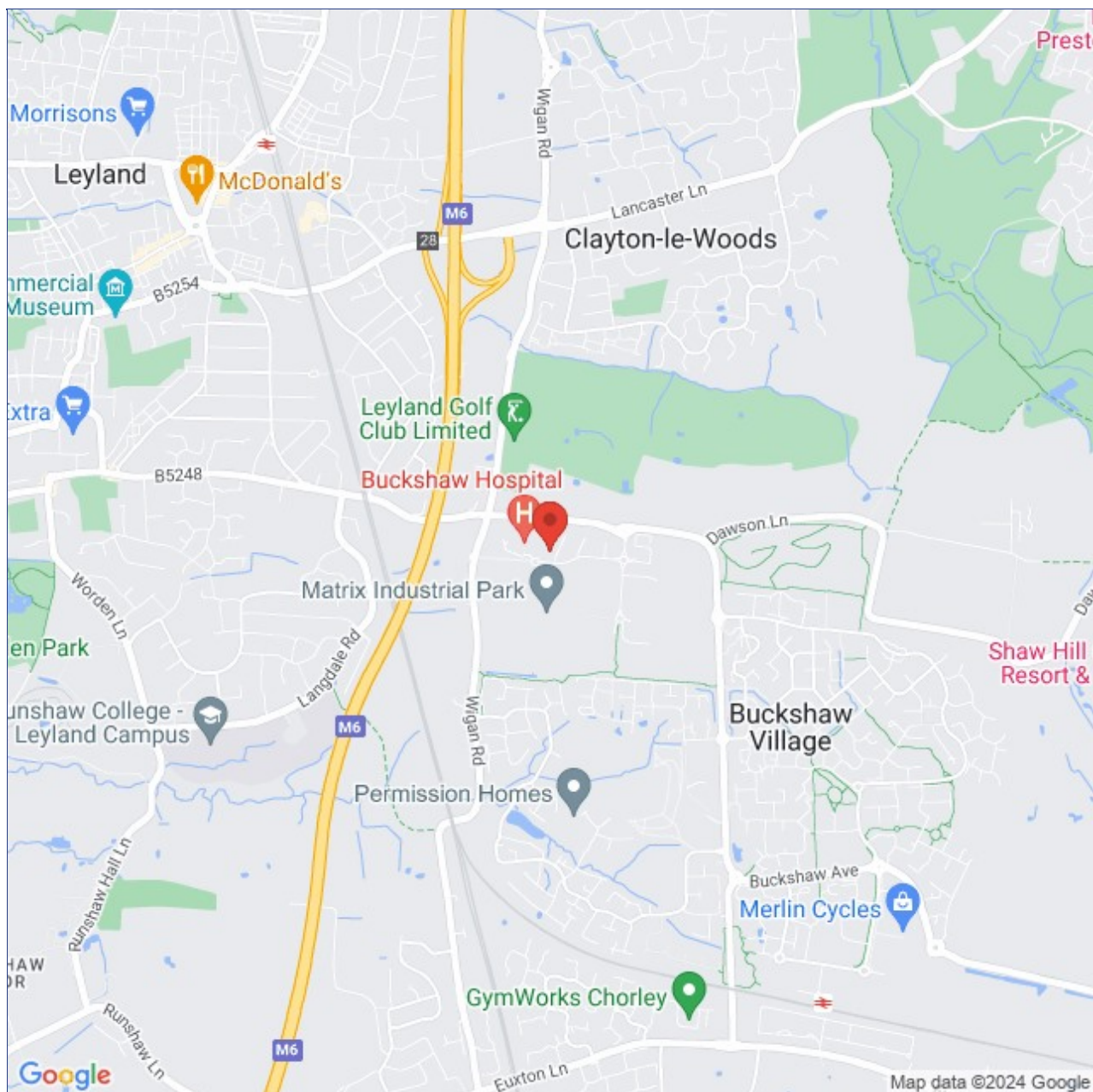
With the exception of gas, all mains services are available to the premises. Utility charges to be apportioned between the occupiers of the building based on the footprint of the space occupied.

### EPC

An EPC is available on request.

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01257 204900



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