

To  
Let



## Fairclough House

Church Street, Adlington, Chorley PR7 4EX

High quality modern offices with onsite car parking from circa 1,997 sqft – 16,698 sqft

**PARKINSON**  
REAL ESTATE ●●●●

t: 01772 876456

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

w: [parkinsonre.com](http://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



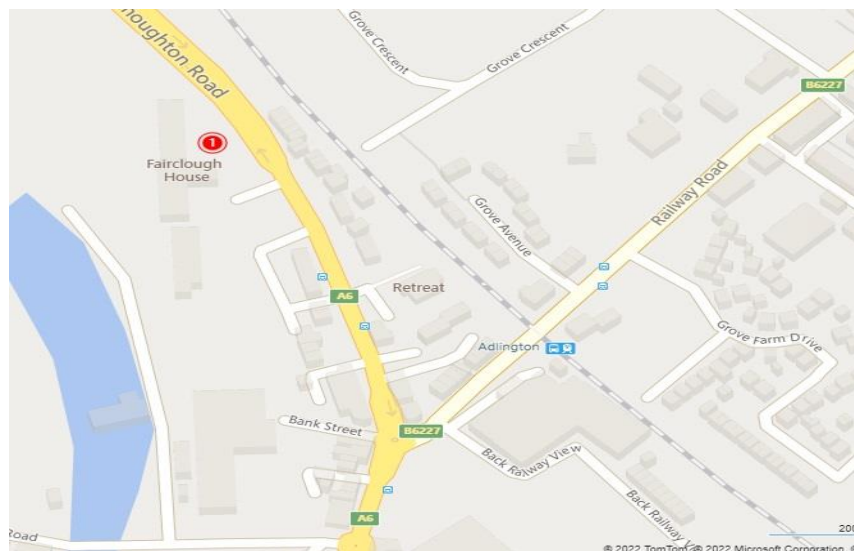
Open Plan



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 1<sup>st</sup> and 2<sup>nd</sup> 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.



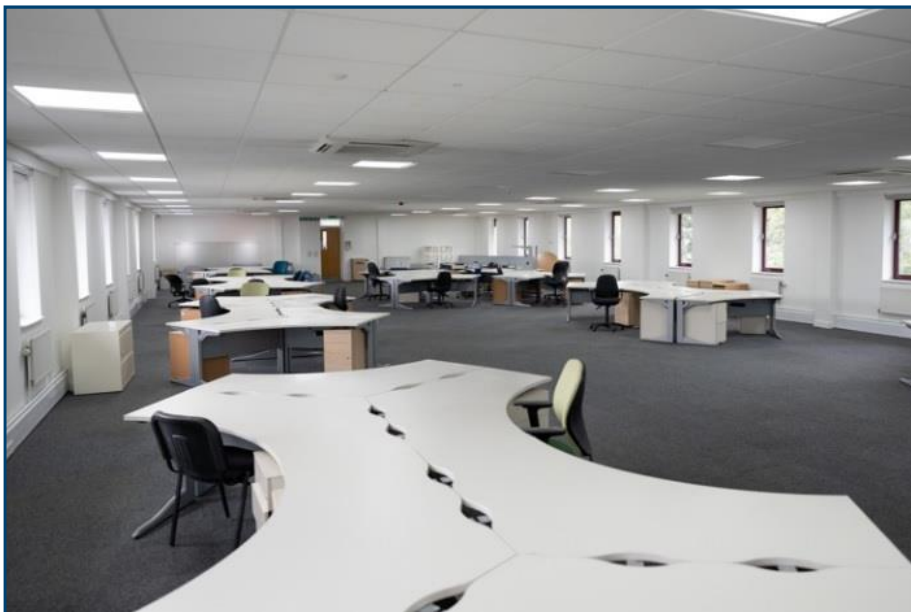
### Rental & Terms

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 <sup>st</sup> Floor, Suite F1	2,776	£27,770
1 <sup>st</sup> Floor, Suite F2	6,110	£61,100
1 <sup>st</sup> Floor, Suite F3 – Available April 2024	2,185	£21,850
2 <sup>nd</sup> Floor, Suite S1	5,425	£54,250
GF, Suite G1 – Available April 2024	1,997	£19,970
GF, Suite G2 – Available April 2024	1,246	£12,460
GF, Suite G3 – Available April 2024	5,163	£51,630
GF, Suite G4 – Available April 2024	2,776	£27,760



## 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.

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Subject to contract.

May 2022 AG0637

# PARKINSON

## REAL ESTATE

ENQUIRIES AND VIEWINGS STRICTLY BY  
APPOINTMENT WITH THE AGENTS

### Preston Office

4 Winckley Court  
Preston PR1 8BU

T: 01772 876456

### Wigan Office

10 Beecham Court  
Wigan WN3 6PR

T: 01942 741800

### Manchester Office

3<sup>rd</sup> Floor Centurion House  
129 Deansgate  
Manchester M3 3WR

T: 0161 930 8499

e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)