To Let

Rental £10.00 per sq ft



High Quality Modern Office With On-Site Car Parking

FROM 1,014 - 2,364 SQ FT (94.20 - 219.67 SQ M)

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

TW

Turner Westwell

Commercial Agents

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St. George's House, St. George's St., Chorley, PR7 2AA
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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
- 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
Suite F4 – First Floor	219.67	2,364
Suite S3 – Second Floor	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.

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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 (Per Annum)
Suite F4 – First Floor	2,364	£23,640
Suite S3 – Second Floor	1,014	£10,140

SERVICE CHARGE

A service charge will be payable to cover the cost of management and maintenance of the common parts. Current charge £2.30 per sq ft, reviewed annually.

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to clarify the rates payable direct with the Local Rating Authority (Chorley Council). The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

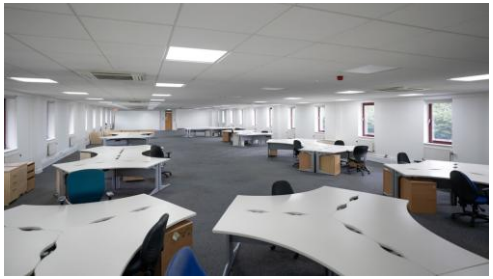
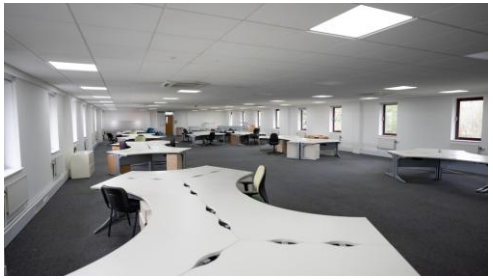
LEGAL COSTS

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.




ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

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

Adam Westwell | Director

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Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.