

# Clayton-le-Woods

## Alliance House

### Clayton Green

### Business Park

### Lancashire

### PR6 7EN

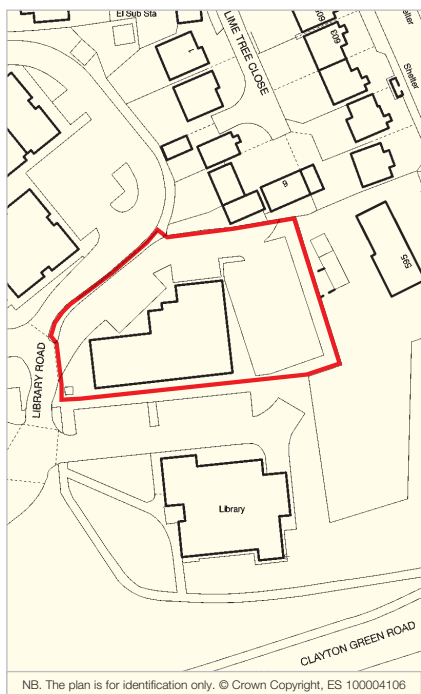
- **Freehold Modern Vacant Offices with Parking**
- Comprising 800.50 sq m (8,617 sq ft) Offices
- On-site parking for 34 cars
- Passenger lift

## Vacant Possession

ON THE INSTRUCTIONS OF  
COLUMBIA THREADNEEDLE



**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

Clayton-le-Woods is a mixed residential and business park area situated on the A6 between the M6 and M61 motorways to the south of the M65 Motorway.

The property is situated 5 miles south of Preston city centre and 5 miles north of Chorley town centre. The property is located within the Clayton Green Business Park 1 mile south of the intersection of the M61 and M65 motorways and 2 miles south-east of Junction 29 of the M6 Motorway.

Occupiers close by include an Asda supermarket, whilst other nearby amenities include a public house, leisure centre and library.

### Description

The property is arranged on ground and one upper floor to provide a modern two storey office building which benefits from on-site parking for 34 cars. The property also benefits from gas-fired central heating, suspended ceilings, LG7 compliant lighting, an 8 person passenger lift, raised access floors and a disabled WC in addition to male and female WCs.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>396.30 sq m</b>	<b>(4,266 sq ft)</b>
<b>First Floor</b>	<b>404.20 sq m</b>	<b>(4,351 sq ft)</b>
<b>Total</b>	<b>800.50 sq m</b>	<b>(8,617 sq ft)</b>

### Tenancy

The property is to be offered with VACANT POSSESSION.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Rateable Value

The 2010 rating list entry is: £104,000.

### Energy Performance Certificate

EPC Rating 74 Band C (Copy available on website).

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allso.co.uk](mailto:viewings@allso.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 44 Clayton-le-Woods**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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