

TO LET

Modern Warehouse/Industrial Unit
11,605 Sq Ft



NUMBER 55, BROCKHOLES VIEW, PRESTON, LANCASHIRE, PR1 4BH

- Good quality specification including new roof
- Close to Preston City Centre
- Close to Junction 31 of M6



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Location

The property is situated on the edge of Preston City Centre in a mixed commercial, industrial and residential area.

Junction 31 of the M6 is approximately 2 miles from the property and the unit has good access to the M65 and M61 to the south via the A6

Description

The property comprises a modern industrial/warehouse building with offices extending to 11,605 sq.ft.

It is of steel portal frame construction with brick/block walls under a recently added insulated steel profile roof which has clear panels providing excellent natural light to the warehouse.

It has the benefit of two roller shutter doors, concrete floor, eaves height of 4.2m rising to the central apex to a height of 5.62m, LED lighting and two storey offices which provide a mixture of cellular and open plan offices with amenity facilities.

To the front is a secure yard providing off road loading and car parking.

Accommodation

We have calculated that the Gross Internal Area is as follows:

Ground Floor

Offices/Amenity 665 sq.ft
Warehouse 10,275 sq.ft

First Floor

Offices 665 sq.ft

Total 11,605 sq.ft

Lease Terms

The property is available by way of a new lease for a period of 3 years of Full Repairing and Insuring terms

Subject to the covenant status of the incoming tenant a deposit may be required. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all main services are connected to the property. Further details on request

EPC

The property has an EPC rating of C(58) expiring in January 2036.

Planning

Industrial and warehouse uses will be permitted.

Availability

The property is available for immediate occupation.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£75,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

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