



**TO LET UNIT 3D CLIFTON BUSINESS PARK PRESTON NEW ROAD
CLIFTON PRESTON PR4 0XQ**

534 ft² / 50 m² Single-storey workshop/light industrial unit.

- Well-established business park a short distance from the new Preston Western Distributor road and within easy reach of Preston's Riversway Docklands Estate
- Two dedicated car parking spaces
- Roller-shutter loading doors. Three phase power supply.

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Clifton Business Park fronts Preston New Road, a short distance from the new Preston Western Distributor Road and within easy reach of Preston's Riversway Docklands Estate.

Well located for easy access to Preston, Kirkham, Lytham St Annes and Blackpool.

Description

A single-storey workshop/light industrial unit having a concrete floor with a pitched clad insulated roof, roller-shutter vehicular access doors and a personnel door.

The roller-shutter access doors are 9'3" wide x 10'3" high.

Accommodation

The unit has a gross internal floor area of approximately 534 ft².

Internal dimensions 22' wide x 24' 3" deep.

Assessment

From 1st April 2023 the rateable value will be set at £4,050.

Rates Payable 2026/27: 43.2 p in the £

Small business rate relief available.

Services

The property has the benefit of a three phase power supply. Fluorescent lighting. Communal WCs are available on site.

Lease

The premises are available on flexible terms to be agreed with the tenant responsible for repairs and insurance.

Service Charge

A nominal service charge of £500 per annum will be levied for expenses incurred in connection with the maintenance of the common parts of the estate and £250 per annum for the site sewerage system.

Rental

£100 per week, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk