

# TO LET

Modern Refurbished Unit with Offices  
5,568 Sq Ft



## UNIT 432 RANGLLET ROAD, WALTON SUMMIT, PRESTON, LANCASHIRE, PR5 8AR

- Modern Mid Terrace Industrial Unit
- Easy access to the national motorway network
- Rarely available opportunity
- Recently refurbished
- Good sized yard to front



## UNIT 432 RANGLLET ROAD, WALTON SUMMIT, PRESTON, LANCASHIRE, PR5 8AR

### Location

The property is situated on the popular Walton Summit Industrial & Business Park in an established industrial area of land bounded by the M6, M61 and the M65 motorways.

It is therefore got excellent access to the national motorway network via these three motorways.

The nearest towns include Bamber Bridge, Preston, Chorley, Leyland and Blackburn all within a short drive.

### Description

The property comprises a mid terraced warehouse/workshop building with offices and a mezzanine which has recently been refurbished. It extends to 5,568 sq. ft on a site of 0.214 acres. The property has the following specification:

- ~ Constructed in the mid 1980's/early 1990's
- ~ Steel portal frame construction
- ~ Brick work walls with insulated steel cladding above and to the roof which has been overclad with steel panels. Work undertaken 2015-2017.
- ~ Eaves height 3.5 metres to the underside of haunch, rising to 4.8 metres,
- ~ Solid concrete floor
- ~ Roller shutter door
- ~ Single storey offices to the front
- ~ W.C amenity facilities
- ~ Mezzanine floor above offices

Externally there are parking and loading areas to the front of the building.

### Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor Office 606 Sq Ft  
Ground Floor Warehouse 4,356  
Mezzanine Storage 606 Sq Ft

Total 5,568 sq.ft

### Tenure

Leasehold only.

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years of FRI terms

### Legal Costs

Each party to pay their own legal costs

### VAT

VAT is applicable

### Services

All mains services are available to the property.

### EPC

The property has an EPC rating of C (75)

### Planning

Industrial and warehouse use will be permitted.

### 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

£45,000 Per Annum

#### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01257 204900

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