



**TO LET UNIT 11B CLIFTON BUSINESS PARK PRESTON NEW ROAD  
CLIFTON PRESTON PR4 0XQ**

4,311 ft<sup>2</sup> / 400 m<sup>2</sup> Modern purpose-built warehouse/light industrial premises with 476 ft<sup>2</sup>/44 m<sup>2</sup> detached office facility

- Well established Business Park a short distance from Preston's Riversway Docklands estate
- Extensive on-site car parking and servicing areas
- Well equipped with staff canteen, changing room/shower, male and female WCs, office and storage facilities

**B2 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 Preston's Riversway Docklands estate.

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

## **Description**

---

A purpose-built, single storey warehouse/light industrial unit, having a concrete floor, insulated profile metal clad walls and roof, roller shutter access door and with the added benefit of a self-contained yard area for parking and servicing.

Internal eaves height is approximately 4.5 metres and loading is via a roller shutter door 4.2 metres wide x 3.5 metres high.

A high quality air conditioned office facility is provided on site.

## **Accommodation**

---

The warehouse has a gross internal floor area of approximately 4,311 ft<sup>2</sup> / 400 m<sup>2</sup>.

Within the warehouse there are male and female WC facilities, changing room/shower, staff canteen together with an office and storage facility at mezzanine level.

The detached air conditioned office facility provides a net floor area of 476 ft<sup>2</sup> comprises a general office together with a private board room.

## **Assessment**

---

The unit is entered on the rating list at a rateable value of £19,500.

Rates payable 2019/2020: 49.1p in the £

## **Services**

---

The property has the benefit of a 3-phase power supply, together with an oil-fired space heater. The offices are air conditioned.

## **Lease**

---

The premises are available on a 5-year lease, or multiples thereof, upon standard full repair and insuring terms.

## **Service Charge**

---

A service charge of £1,250 will be levied for expenses incurred in connection with the maintenance of the common parts and landscaping on site. In addition, there will be a charge of £750 towards the site's sewerage system and the tenant will be responsible for a metered water supply.

## **EPC**

---

The Energy Performance Asset rating is Band D100. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Rental**

---

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **VAT**

---

Rental and service charge payments are subject to VAT at the prevailing rate.

## **Legal Costs**

---

Each party is 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-uk.com](mailto:reception@hdak-uk.com)

Unit 11b Clifton Business Park, Preston New Road, Clifton, Preston PR4 0XQ

