



## **TO LET Units 24 & 26 Tomlinson Road Business Park Leyland PR25 2DY**

1,880 ft<sup>2</sup> / 175 m<sup>2</sup> modern single storey warehouse/light industrial unit

- Attractive courtyard development
- uPVC external door and windows and up and over vehicular access door
- Well equipped with offices, kitchen and WC facilities

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Tomlinson Road is a well-established and popular industrial and distribution location situated off Golden Hill Lane, approximately half a mile from Leyland town centre and within one mile of junction 28 of the M6 motorway.

## **Description**

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Units 24 and 26 form part of the Tomlinson Road Business Park, a development of 11 industrial units with 39 car parking spaces.

The units are of portal frame construction with insulated cladding to walls and roof.

Each unit has a personnel entrance together with an up and over vehicular loading door. Eaves height is approximately 13'9.

## **Accommodation**

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The units extend to approximately 1,880 ft<sup>2</sup> and have the benefit of 6 car parking spaces.

Unit 24 has a two-storey office facility and unit 26 provides a small kitchen/canteen together with WC.

## **Services**

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The units have a three phase power supply and gas has been installed.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £10,250.

Rates payable 2018/2019: 48.0p in the £

## **EPC**

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

## **Planning**

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Previously used for light manufacture and storage/distribution, the premises are considered suitable for a wide variety of workshop and warehouse uses within classes B1, B2 and B8 of the Town and Country Planning (use classes) Order 1987.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 421491.

## **Lease**

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The premises are available on a new lease for a term of 3 years, or multiples thereof, upon standard full repairing and insuring terms subject to three yearly rent reviews.

## **Service Charge**

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The tenants are to be responsible for a fair proportion of the cost of maintaining the external common parts, including car parking and landscaping, management and the insurance of the estate.

## **Rental**

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£13,000 per annum, exclusive of rates, and subject to VAT at the prevailing rate.

## **Costs**

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

## **Viewing**

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