

**TO LET 262A SHELLEY ROAD PRESTON PR2 2EH**

1,120 ft² / 104 m² Single-storey refurbished workshop/light industrial/storage unit

- Convenient location just off Blackpool Road adjacent to the Tulketh Mill retail and office complex
- Two dedicated car parking spaces within secure yard
- Electrically operated roller shutter doors. 3-phase power supply. Newly decorated throughout

Location

Situated just off Blackpool Road (A5085) which forms the outer ring road of Preston linking the Fylde Coast to the west and the M6 to the east.

Description

Recently refurbished workshop/light industrial/storage unit situated within a secure fenced yard area.

The unit has the benefit of electrically operated vehicular access doors, and disabled WC facilities.

Accommodation

The unit has a gross internal floor area of approximately 1,120 sq ft.

Assessment

The unit has not yet been assessed for rating purposes but it is anticipated it will fall below the threshold for small business rate relief.

Services

3-phase power, mains water and drainage are connected. The unit has the benefit of fire and intruder alarm systems together with electric heating.

EPC

A copy of an EPC will be made available from the agent's office.

Lease

The unit is available on a standard 3 year full repairing and insuring lease.

Rental

£12,000 per annum, 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