

**TO LET UNIT 338 WALTON SUMMIT Bamber Bridge Preston PR5 8AR**

1,506 ft² / 140 m² Newly Refurbished Modern Single Storey Warehouse/Industrial Unit

- Preston's premier industrial estate
- Adjacent to Junction 29 of the M6, coupled with the M61 and M65
- Refurbished internally and externally and ready for immediate occupation

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

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Location

Walton Summit is the premier industrial estate in central Lancashire, superbly located adjacent to the M6, M61 and M65 Motorways.

The property forms part of an attractive courtyard development on the corner of Four Oaks Road and Ranglet Road.

Description

A modern single-storey warehouse/ industrial unit within a well laid out and landscaped courtyard development.

Steel mono-pitched frame with internal eaves height of approximately 12' 6". Access is afforded by roller-shutter and personnel doors.

The unit has been refurbished internally and externally with new uPVC windows and full redecoration.

Accommodation

Gross internal floor area extends to approximately 1,506 ft² / 140 m².

The unit provides an open plan warehouse/ industrial area, together with male and female WCs.

Assessment

The property is entered onto the rating list at a rateable value of £8,300.

Rates Payable 2019/2020: 49.1p in the £

Small business rate relief may be available.

Services

The premises have a 3 phase power supply.

EPC

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

Lease

The unit is available on a 3-year Lease, or multiples thereof, subject to upward only rent reviews at 3-yearly intervals.

The Lease shall be upon full repairing and insuring terms and will incorporate a service charge to cover expenses associated with the maintenance of the common yard/landscaping areas.

The service charge is currently £480 per annum and the insurance for the unit is £480.55.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

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

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