



## **TO LET ACEL HOUSE GREEN LANE WEST GARSTANG PR3 1PR**

5717 ft<sup>2</sup> / 531 m<sup>2</sup> Detached warehouse / industrial unit with mezzanine floor, together with high office content.

- Forming part of the popular Leachfield Industrial Estate, conveniently located just off the A6
- Good quality offices with attractive reception facilities
- Concrete forecourt, tarmac parking areas and secure fenced storage compound.

## **Location**

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Leachfield Industrial Estate is conveniently situated just off the A6 on the outskirts of Garstang.

Preston is approximately 10 miles to the South, with Lancaster approximately 20 miles to the north.

Access to the motorway network is available at Junction 33 of the M6 to the North, and Junction 32 of the M6/junction 1 of the M55 to the South.

## **Description**

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A detached single-storey warehouse / industrial unit constructed on a steel frame with blockwork / profile metal clad walls under an insulated roof incorporating translucent panels.

Constructed to an excellent standard with high office content.

## **Accommodation**

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Gross internal floor area extends to approximately 4,541 ft<sup>2</sup> / 422 m<sup>2</sup> plus mezzanine floor 1,176 ft<sup>2</sup> / 109 m<sup>2</sup>.

The property provides two warehouse/industrial areas accessed by electrically operated roller shutter doors, 15' wide x 14'6 high.

Incorporated within one of the warehouse areas is an office 9'10 x 11'9 together with kitchen/staff room.

The mezzanine provides a well-fitted general office with a partitioned private office.

To the ground floor there is an attractive reception area, boardroom and open plan general office.

Male WCs incorporating shower and female/disabled WC.

## **Services**

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The offices have the benefit of electric storage heaters and the premises have both fire and burglar alarm systems installed.

## **Assessment**

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The property is entered onto the rating list at a rateable value of £20,500

Rates Payable 2018/2019: 48.0p in the £

## **Lease**

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The premises are available on a 5 year lease, or multiples thereof, subject to upward-only rent reviews at 5 yearly intervals. The lease shall be upon standard full repairing and insuring terms.

## **Rental**

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

The rental is subject to VAT at the prevailing rate.

## **EPC**

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The Energy Performance Asset rating is Band E103. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Legal Costs**

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Each party is to be responsible for its 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)