



**TO LET PISCES HOUSE CHAIN CAUL ROAD
DOCKLANDS PRESTON PR2 2XL**

6,874 ft² / 639 m² Purpose built office, storage and cold store facility on 0.83 acre site

- Detached property of steel portal frame construction with two storey brick built offices
- Substantial low temperature cold store and chill store areas approximately 50,000 cubic ft
- Secure site with full palisade fencing and CCTV

Location

Forming part of the popular and well-established Riversway/Docklands development.

Within easy reach of Preston City Centre and of the Fylde Coast and junctions 29-32 of the M6 motorway are within a 15 minute drive.

The new link road from Riversway (A583) to the new junction 2 on the M55 motorway is under construction and will comprise a 2.5 mile dual carriageway with national speed limit (70mph) providing easy access to the Fylde Coast and M6 and the national motorway network.

Description

A modern purpose built cold store facility with two storey offices set within a very secure 0.83 acre site complete with diesel tank and pump.

Accommodation

Gross internal floor area extends to approximately 6,874 ft²/639 m².

To the front of the property there is a two storey office block providing a good mix of office rooms, together with kitchen and toilet facilities.

To the rear is the main warehouse cold room facility which incorporates staff room and toilet facilities. The cold storage/chilled areas extend to approximately 50,000 cubic ft.

Separate loading bay facility with two roller shutter loading doors.

Assessment

The unit is entered on the rating list at a rateable value of £28,000.

Rates payable 2019/2020: 49.1p in the £

EPC

The Energy Performance Asset rating is Band D94. A full copy of the EPC is available at www.ndepcregister.com

Services

Mains electricity and water are connected. The property has the benefit of night storage heaters to the offices.

A 5000 litre underground diesel tank and pump are located within the service yard.

Lease

Available upon a standard full repairing and insuring lease for a term of years to be agreed.

Rental

£45,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Costs

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

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

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