



TO LET HARRISON TRADING ESTATE LONGWORTH STREET PRESTON PR1 5DL

13,383 ft²/1,243 m² Single storey warehouse/distribution premises

- Secure unit providing clear open warehousing space with ample on-site car parking and servicing areas
- Popular commercial locality just off Ribbleton Lane close to many national companies including Screwfix, B&M Bargains, Tetrad plc and SafeStore
- Within easy reach of Preston City Centre and the motorway network at junction 31 of the M6

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

01772 652652

Location

The Harrison Trading Estate is located off Ribbleton Lane, approximately one mile to the east of Preston City Centre and within easy reach of junction 31 of the M6 motorway.

Ribbleton Lane is recognised as being the 'Trade Counter' centre of Preston with many national companies represented close by including Screwfix, Howdens Joinery, Eurocell etc.

Description

A single-storey warehouse/distribution unit with profile clad insulated pitch roof, concrete and tiled floor and roller shutter loading access.

Ample car parking and servicing areas directly to the front of the unit.

Access from Longworth Street and Hermon Street, set within a secure gated yard.

Accommodation

The gross internal floor extends to approximately 13,383 sq ft.

Access is via an electrically operated roller shutter access door 9'9 wide x 12'8 high.

11' headroom to underside of steel frame to the roof.

WC facilities.

Assessment

The unit forms part of the Harrison Trading Estate and a separate rating assessment will have to be made.

Services

All main services are connected. Upgraded heating to be supplied if required. Full fire alarm system linked to the balance of the Harrison Trading Estate.

Lease

The premises are available on a three year lease upon full repairing and insuring terms.

A service charge will also be payable to cover the maintenance of the communal yard areas and the provision of the fire alarm system.

The lease shall be contracted outside the Landlord and Tenant Act 1954.

Rental

£35,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

VAT

The rental is subject to VAT at the prevailing rate.

EPC

The Energy Performance Asset rating is Band D76. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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



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