TO LET   UNIT 8 AQUEDUCT MILL AQUEDUCT STREET PRESTON PR1 7JN

4,784 ft^2 / 444 m^2 Warehouse/Storage/Light industrial unit

■ The unit forms part of a secure and gated industrial complex.

■ Within easy reach of the city centre and all main arterial roads.

■ The Aqueduct Mill complex fronts Aqueduct Street with access also available from Bold Street.

Location

Prominently situated on Aqueduct Street, close to its junction with Brook Street and within easy reach of Preston City Centre.

Vehicular access is available from both Aqueduct Street and Bold Street.

Description

A secure warehouse/storage unit with good sized vehicular loading door and on-site car parking within a secure yard.

Accommodation

The gross internal floor area extends to approximately 4,784 sq ft.

The unit incorporates a small office together with WC and wash basin facilities.

Loading is via a roller shutter door 13' 6" wide by 16' high.

Assessment

The property is entered on the rating list at a rateable value of £15,000.

Rates Payable 2023/2024:   49.9p in the £

Small business rate relief may be available.

Services

Mains water, electricity and drainage are connected.

Planning

Considered suitable for a wide variety of warehouse/storage or light industrial/workshop uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906912.

EPC

The Energy Performance Asset Rating is Band D97.

Lease

The unit is available on a 3 year lease with the tenants responsible for internal repairs, maintenance and insurance.

Rental

£20,000 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

Unit 8 Aqueduct Mill, Aqueduct Street, Preston