

TO LET

**FULLY FENCED AND SECURE YARD WITH
SINGLE STOREY STEEL FRAMED WORKSHOP
BUILDING AND PORTACABIN OFFICES**

1.14 ACRE SITE WITH 3,570 ft²/332 m² BUILDING



Historical photo

SITE 2 TOMLINSON ROAD LEYLAND PR25 2DY

Location

The Tomlinson Road industrial area is situated on the north west side of Leyland town centre within half a mile of Junction 28 of the M6 motorway, providing easy access to the remainder of the north west and national motorway network.

Nearby occupiers include Berrys Builders Merchants, Parcellford and Expac.

Description

A secure fully fenced flat area of hardstanding/open storage together with a steel framed single storey workshop building in three sections with inspection pit and three roller-shutter doors.

Area

The site extends to approximately 1.14 acres.

Buildings

The workshop building has internal dimensions of approximately 59'9 x 59'9 and incorporates an inspection pit and three roller-shutter doors each 16' high.

On site there is also a portacabin style office incorporating WC facilities.

Assessment

The unit is entered on the rating list at a rateable value of £17,000.

Rates payable 2019/2020: 49.1p in the £

Lease

The premises are available on a three year lease or multiples thereof subject to rent reviews at three yearly intervals.

The lease shall be upon full repairing and insuring terms.

Rental

£30,000 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*



Land and Buildings on Tomlinson Road, Leyland

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