



TO LET UNIT 1 MAITLAND MILL MAITLAND STREET PRESTON PR1 5XR

20,066 ft² / 1,864 m² Modern warehouse unit with securely fenced yard area

- Modern steel portal framed warehouse unit with an eaves height of approximately 23 ft / 7 m.
- Within 1 mile of Preston City Centre and 2 miles of Junction 31 of the M6 Motorway.
- Set within a secure fenced and gated site.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

The premises are situated off New Hall Lane approximately 1 mile east of Preston City Centre and within 2 miles of the motorway network at Junction 31 of the M6.

Access to the site is via Delaware Street as indicated on the attached OS extract.

Description

A modern single-storey warehouse unit of steel portal frame construction having a reinforced concrete floor with lined profiled metal cladding to a full eaves height of approximately 7 metres.

A double skin metal deck roof incorporating translucent roof lights provides good natural light.

Loading access is by means of electrically operated roller shutter doors (approx. 16 ft wide by 20 ft high) opening on to a large concrete and tarmacadam surfaced yard area enclosed by a 2.4 metre high galvanised metal palisade fence.

Internally, the unit has two-storey offices, kitchen, toilets and mezzanine storage facilities.

Accommodation

The gross internal floor area extends to approximately 20,066 ft² / 1,864 m².

The two-storey office facility extends to approximately 1,350 ft² and the mezzanine provides an additional 1,000 ft².

Assessment

The unit is entered on the Rating List at a Rateable Value of £52,000.

Rates Payable 2022/23: 49.9p in the £

Services

Mains electricity (3-phase), water and gas are connected and drainage is to the main sewer.

The unit has the benefit of roof mounted blown air gas heaters.

Planning

Previously used for warehouse and distribution purposes, the premises have an established consent for B8 Storage & Distribution Use.

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

EPC

An EPC will be made available from the Agent's office.

Lease Details

The premises are available on a new lease for a term of years to be agreed upon standard full repairing and insuring terms.

Rental

£60,000 per annum plus VAT, exclusive of rates and payable quarterly in advance by standing order.

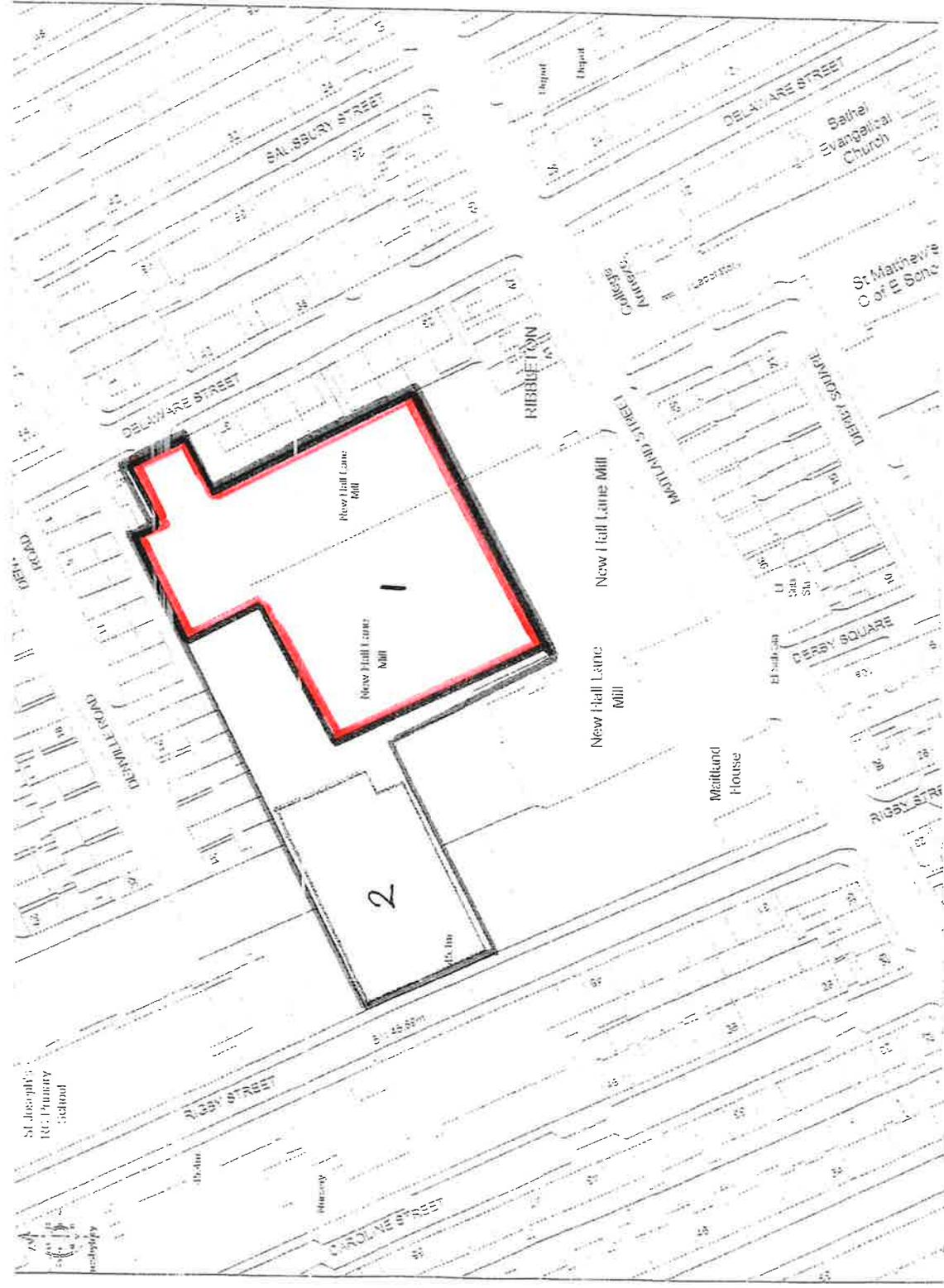
Legal Costs

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

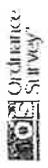
Viewing

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

UNITS AT MAITLAND MILL, MAITLAND STREET, PRESTON PR1 5XR



© Crown copyright 2001. All rights reserved. Licence Number 100029049. Survey Scale: 1:1250. Photo Scale: 1:1250.



H D A K

Commercial Property Consultants

Indicative plan for identification purposes only