



TO LET UNIT 10 ASHTON BUSINESS PARK RAGLAN STREET ASHTON PRESTON PR2 2AX

1,600 ft² / 149 m² Warehouse/light industrial unit together with mezzanine offices/staff facilities 590 ft² / 55 m²

- Secure site with shared yard area for servicing and car parking.
- Close to Blackpool Road (A5085) providing easy access to Preston City Centre and national motorway network.
- Well proportioned accommodation with offices, kitchen and WC/shower facilities to mezzanine.

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

01772 652652

Location

Raglan Street is accessed via Inkerman Street from Blackpool Road (A5085) being one of the main arterial routes through Preston providing easy access to the motorway network at Junction 31 of the M6 (approx. 2 miles) and Preston City Centre (approx. 1 mile).

National companies close by include Jewson Builders Merchants.

Description

A well proportioned light industrial/warehouse property with full height blockwork walls under a pitched roof incorporating glazed roof lights.

The ground floor has internal measurements of approximately 23 ft 10 in by 67 ft 9 in and is accessed via roller shutter door 10 ft 1 in wide by 10 ft 7 in high.

To the mezzanine there is a glazed office 11 ft 2 in by 9 ft 11 in, two further rooms 11 ft 2 in by 8 ft 10 in and 11 ft 7 in by 15 ft 4 in together with kitchen, WC and shower facilities.

A loft ladder provides access to an additional 250 ft² of lightweight storage.

Four car parking spaces are included and the site has the benefit of 24 hour access.

Accommodation

Ground floor warehouse: 1,600 ft²
Mezzanine: 590 ft²

Services

Mains electricity, water, and drainage.

Assessment

The unit is entered on the Rating List at a Rateable Value of £6,300.

Rates Payable 2023/24: 49.9p in the £

Small business rate relief may be available.

EPC

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

Lease/Tenancy Agreement

The landlord uses a standard occupational lease for the industrial complex. Early occupation can therefore be arranged without delay.

Rental

£16,000 per annum, plus VAT, exclusive of rates.

The rental includes insurance of the building (tenant to insure their own contents) and the service charge associated with the cleaning and maintenance of the common areas of the business park.

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; e-mail:

reception@hdak.co.uk