



**TO LET UNIT 11 AQUEDUCT MILL, AQUEDUCT STREET
PRESTON PR1 7JN**

700 ft² / 65 m² lock up 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
- Aqueduct Mill fronts Aqueduct Street, with access also available from Bold Street

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

01772 652652

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 lock-up storage/light industrial unit with electrically operated shutter door and onsite car parking within a secure yard.

Accommodation

The gross internal floor area extends to approximately 700 ft².

The main storage/workshop area extends to 11 ft 2 in x 48 ft 2 in, together with an office 11 ft 3 in x 8 ft 11 in and wash up facilities with space and drainage connections for a WC.

Assessment

The property is entered on to the rating list at a rateable value of £2,275.

Rates Payable 2024/2025: 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 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.

Lease

The premises are available on a landlords tenancy agreement for a term of years to be agreed, with the tenants responsible for internal repairs and maintenance and insurance

Rental

£6,000 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