



TO LET Unit 12A Cuerden Green Estate Sherdley Road Lostock Hall Preston PR5 5HR

3,008 ft² / 279 m² Warehouse/light industrial premises with mezzanine office and stores.

- Convenient location within one mile of the motorway network
- Forecourt parking and servicing area
- Roller shutter access door to warehouse and self-contained office entrance

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

01772 652652

Location

The property is situated at the end of Sherdley Road, close to its junction with Farington Road, (A582) providing direct access to the M6, M61 and M65 motorways less than 1 mile away.

Description

A warehouse/light industrial unit incorporating mezzanine office and storage facilities.

A roller shutter access door (15' 8" wide by 11' high) provides access to the warehouse facility.

Accommodation

The net usable floor area of the building is approximate 3,008 ft²/ 279 m².

The ground floor provides warehouse accommodation of approximately 1,623 ft² together with open plan ground floor reception offices of 448 ft².

Kitchen and WC facilities are provided to the ground floor.

To the first floor there is an open plan office and private office totalling 360 ft² and additional mezzanine storage facilities of 547 ft².

To the front of the building there is a concreted yard area for parking and servicing.

Services

Mains electricity and water. Burglar alarm system.

Assessment

Rateable value of £6,900. Small business rate relief may be available.

Rates Payable 2020/2021: 49.9p in the £

Lease

A lease term of three years or multiples thereof, subject to rental reviews at three-yearly intervals.

The lease shall be upon standard full repairing and insuring terms.

Planning

Currently used for manufacturing, storage and administrative offices, the premises are considered suitable for B1, B2 and B8 purposes.

Rental

£250.00 per week (ie £13,000 per annum) exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band E103. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

Each party is 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