



## **TO LET    UNIT 2S FRANK STREET, PRESTON, PR1 1PB**

1,350 ft<sup>2</sup> / 125 m<sup>2</sup> Newly constructed warehouse/light industrial/trade counter unit

- Excellent location just off A6 North Road close to Preston City Centre.
- Newly constructed to a high standard with concrete floor, electrically operated roller shutter loading door, LED lighting etc.
- Nearby occupiers include Kwik Fit, Wolseley, American Golf and Dreams Bed Centre.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### ***Location***

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Situated within a long established and popular commercial locality just off the main A6 North Road within easy reach of Preston City Centre.

### ***Description***

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Newly constructed warehouse/light industrial/trade counter unit upon a steel frame with concrete floor, insulated profiled cladding, LED lighting, electrically operated vehicular access door and separate personnel entrance, disabled WC facilities and separate brew up facility.

There are 3 car parking spaces directly to the front within the concreted servicing/parking area.

### ***Accommodation***

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The unit has a gross internal floor area of approximately 1,350 ft<sup>2</sup>.

Maximum internal dimensions approximately 29 ft 8 in wide by 46 ft 1 in deep.

Minimum head room is 14 ft 6 in.

The monopitch design provides sufficient headroom for the construction of a mezzanine floor.

### ***Assessment***

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The unit has not yet been assessed for rating purposes but it is anticipated it will fall below the threshold for small business rate relief.

### ***Services***

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Single phase electric, mains water and drainage connected. Gas is available in the road.

### ***EPC***

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The Energy Performance Asset rating is Band B44. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

### ***Lease***

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The unit is available on a standard 3 year full repairing and insuring lease.

### ***Rental***

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£13,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

### ***VAT***

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The rental is subject to VAT at the prevailing rate.

### ***Legal Costs***

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

### ***Viewing***

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Strictly by appointment through the sole agents HDAK.  
Telephone: 01772 652652; e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)