



TO LET UNIT 3 EMMETT STREET OFF NORTH ROAD PRESTON PRI 1RD

4,237 ft² / 394 m² single storey warehouse premises with trade counter and additional mezzanine 788 ft² / 73 m².

- Superb location just off North Road (A6), adjacent to national retail and trade counter users.
- Single storey premises with trade counter / offices and customer car parking.
- Close to Preston City Centre and within ten minutes of Junctions 31a / 32 of the M6 motorway.

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

01772 652652

Location

Situated on Emmett Street at its junction with North Road (A6) on the edge of Preston City Centre.

A well-established and popular commercial locality, with adjacent users including Wolsley, Yesss Electrical, Johnsons Paints, Iceland Frozen Foods, Topps Tiles, and American Golf.

Description

A single storey warehouse property constructed on a steel portal frame, incorporating full height brick/glazed walls and a pitch insulated roof.

The property incorporates a reception/trade counter, together with a number of private offices, and kitchen and male/female WC facilities.

A full staircase provides access to a mezzanine area suitable for light storage.

Loading to the warehouse is via a steel folding shutter door, 14' wide x 14' high, and the warehouse has a minimum eaves height of 15'.

Accommodation

Offices:	525 sq ft
Warehouse:	3,713 sq ft
Total:	4,237 sq ft
Mezzanine:	788 sq ft

Services

All mains services are connected. The warehouse has a gas-fired blown air heater and the offices have electric panel heaters.

Assessment

Details to be confirmed. Prospective tenants are advised to make their own enquiries of Preston City Council or the Valuation Office.

Lease

The property is available on a new ten-year full repairing and insuring lease, subject to upward only rent review at the end of the 5th year.

Rental

£27,500 per annum, plus VAT, exclusive of rates.

Legal Costs

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

EPC

The Energy Performance Asset rating is Band C67. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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