



TO LET UNIT 3S FRANK STREET, PRESTON, PR1 1PB

1,350 ft² / 125 m² 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**

01772 652652

Location

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

Description

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

The unit has a gross internal floor area of approximately 1,350 ft².

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

Minimum head room is 13 ft 8 in.

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

Assessment

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

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

EPC

The Energy Performance Asset rating is Band B32. A full copy of the EPC is available at www.epcregister.com.

Lease

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

Rental

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

VAT

The rental is subject to VAT at the prevailing rate.

Legal Costs

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

Viewing

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