



**TO LET UNIT 6 CLIFTON BUSINESS PARK PRESTON NEW ROAD  
CLIFTON PRESTON PR4 0XQ**

1,986 ft<sup>2</sup> / 185 m<sup>2</sup> Single storey warehouse/light industrial premises

- Well-established business park a short distance from Preston's Riversway Docklands Estate
- Within close proximity to the new Preston Western Distributor Road currently under construction which will afford easy access to the M55 and the national motorway network
- Newly decorated throughout and ready for immediate occupation

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

**01772 652652**

## **Location**

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Clifton Business Park fronts Preston New Road, a short distance from the new Preston Western Distributor Road currently under construction and within easy reach of Preston's Riversway Docklands Estate.

Well located for easy access to Preston, Kirkham, Lytham St Annes and Blackpool.

## **Description**

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Single storey warehouse/light industrial unit having a concrete floor, pitched roof, excellent natural light, sliding vehicular access door and separate personnel entrance and with 6/7 car parking spaces directly to the front.

## **Accommodation**

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The unit has a gross internal floor area of approximately 1,986 ft<sup>2</sup>.

The unit has the benefit of a private entrance, reception, office, WC and wash basin facilities together with the main warehouse/industrial area.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £7,900.

Rates payable 2022/2023: 49.9p in the £

Small business rate relief may be possible.

## **Services**

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The property has the benefit of a 3-phase power supply.

## **EPC**

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The Energy Performance Asset rating is Band D99. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Service Charge**

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A service charge of £750 is levied for expenses incurred in connection with the maintenance of the common parts of the estate and landscaping on site.

## **Rental**

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£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Lease**

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The unit is available on a new 3 year FRI lease.

## **VAT**

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Rental and service charge payments are subject to VAT at the prevailing rate.

## **Legal Costs**

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

## **Viewing**

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