



**TO LET Unit 8 Cuerden Green Estate Sherdley Road Lostock Hall
Preston PR5 5HR**

4,561 ft² / 424 m² Single-storey warehouse/light industrial unit with office facility

- Convenient location within one mile of the motorway network
- Office and personnel entrance from Ward Street with goods/loading access from Sherdley Road
- Suitable for workshop or warehouse/storage use

Location

The unit forms part of the Cuerden Green estate, which 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 one mile away.

On the edge of Lostock Hall, well placed for easy access to Preston (three and a half miles to the North) and Leyland (three miles to the South).

Description

A single-storey warehouse/light industrial unit with office facility accessed from Ward Street.

The workshop/warehouse area has a concrete floor, roller shutter access loading door, sodium lighting and gas-blown air heater.

The office facility has double-glazed windows and door, fluorescent lighting, carpeted and access to male and female WCs.

Accommodation

Gross internal floor area extends to approximately 4,561 ft² / 424 m².

The office area has a net floor area of approximately 310 ft².

Services

The unit has the benefit of a 3-phase power supply and gas-blown heating.

Assessment

The property is entered onto the rating list at a rateable value of £11,000.

Rates Payable 2020/2021: 49.9p in the £

Lease

The unit is available on a three-year lease, or multiples thereof, subject to rental reviews at three-yearly intervals.

The lease shall be upon standard full repairing and insuring terms by way of service charge.

Service Charge

A service charge will be collected by the owners of the estate to cover the cost of external maintenance and insurance. The service charge is currently 37p per square foot and will be linked to RPI and will be increased annually on 1 April.

Rental

£ 17,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

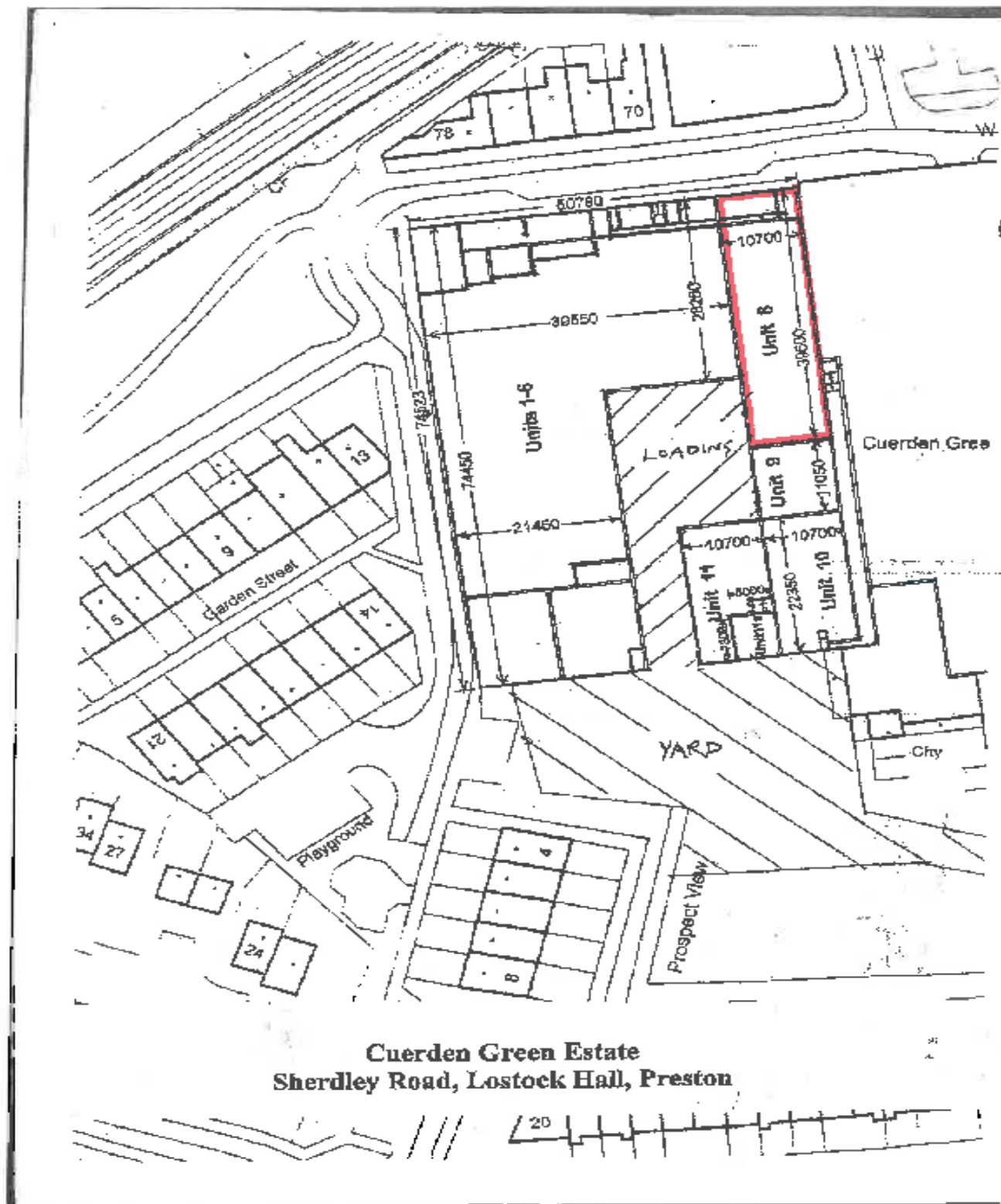
The Energy Performance Asset rating is Band D98. A full copy of the EPC is available at www.epcregister.com.

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



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