



**TO LET UNIT 9 CLIFTON BUSINESS PARK PRESTON NEW ROAD
CLIFTON PRESTON PR4 0XQ**

11,128 ft² / 1,034 m² Single storey warehouse/light industrial premises.

- Well-established business park a short distance from Preston's Riversway Docklands Estate
- Prominently located with extensive frontage to Preston New Road
- Newly decorated throughout and ready for immediate occupation

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

01772 652652

Location

Clifton Business Park fronts Preston New Road, a short distance from Preston's Riversway Docklands Estate.

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

Description

Single storey warehouse/light industrial unit having a concrete floor, pitched roof with extensive roof lights affording excellent natural light, roller shutter vehicular access with car parking and servicing areas to the front.

Internal eaves height is approximately 13' and the loading door is 13' high x 15' wide.

Accommodation

The warehouse has a gross internal floor area of approximately 11,128 ft².

Within the warehouse there are office and WC facilities together with a small additional mezzanine storage facility of approximately 546 ft².

Extensive fluorescent lighting throughout. Three inspection pits.

Assessment

The unit is entered on the rating list at a rateable value of £35,250.

Rates payable 2019/2020: 49.1p in the £

Services

The property has the benefit of an oil fired space heater and fire and intruder alarm systems.

Lease

The premises are held on a six year lease from the 28 June 2016 upon standard full repairing and insuring terms at a rental of £37,500 per annum.

Service Charge

A service charge of £2,000 is levied for expenses incurred in connection with the maintenance of the common parts and landscaping on site.

Rental

Consideration will be given to the sub-letting of the premises at a reduced rental of £30,000 per annum, exclusive of rates and service charge.

VAT

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

Costs

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

EPC

The Energy Performance Asset rating is Band G312. 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