



## **TO LET UNITS 2S & 3S FRANK STREET, PRESTON, PR1 1PB**

1,350 ft<sup>2</sup> / 125 m<sup>2</sup> Newly constructed warehouse/light industrial/trade counter units

- 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.

Unit 3S currently under offer

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://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 units 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 units have a gross internal floor area of approximately 1,350 ft<sup>2</sup>.

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

Minimum head room to Unit 2S 14 ft 6 in and Unit 3S 13 ft 8 in.

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

## **Assessment**

The units have not yet been assessed for rating purposes but it is anticipated that they 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**

Energy Performance Certificates will be issued in due course.

## **Lease**

The units are available on standard 3 year full repairing and insuring leases.

## **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](mailto:reception@hdak.co.uk)