



TO LET Unit 27 Shay Lane Industrial Estate, Longridge PR3 3BT

5,640 ft² / 524 m² Detached single storey warehouse/workshop premises with fully fenced service yard/compound

- Modern steel framed industrial unit with the benefit of 3 vehicular loading doors
- Secure yard providing ample servicing and parking facilities
- Popular and well established industrial estate with nearby occupiers including Gunn JCB, Fox Timber Ltd and Huws Gray Builders Merchants

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

Within the well located and well established Shay Lane Industrial Estate, located to the south of Longridge Town Centre.

Access to the motorway network is provided by J31A of the M6, being less than 4 miles to the south.

Description

A detached steel framed industrial unit providing well proportioned workshop/warehouse space, together with office, kitchen and WC facilities.

The property has the benefit of a secure compound and parking area, with palisade fencing.

Accommodation

The gross internal floor area extends to approximately 5,640 sq ft.

Eaves height is approximately 13 ft and the unit has the benefit of 3 roller shutter access doors, 14 ft 2 in wide x 12 ft 4 in high.

Assessment

The property is entered on to the rating list at a rateable value of £19,250.

Rates Payable 2024/2025: 49.9p in the £

Services

Mains water, three phase electricity and drainage are connected.

The property has the benefit of oil fired blown air heating to the main warehouse/workshop area.

EPC

The Energy Performance Asset rating is Band E125. A full copy of the EPC is available at www.epcregister.com.

Planning

Considered suitable for a wide variety of storage, light industrial and workshop uses.

The landlords will not consider motor trade users.

Prospective tenants are advised to make their own enquiries of Ribble Valley Borough Council's planning department on 01200 425111.

Lease

The premises are available on a standard 5 year full repairing and insuring lease.

Rental

£40,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are 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