



TO LET ASHTON BUSINESS PARK I ELDON STREET PRESTON PR2 2AY

3,000 ft² / 279 m² Storage/light industrial workshop unit

- Open plan first floor unit with additional ground floor storage
- Private pedestrian access directly off Eldon Street
- Forming part of the Ashton Business Park, situated close to Blackpool Road (A5085) with easy access to Preston City Centre

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

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Location

Eldon Street is located just off Blackpool Road (A5085) being one of the main arterial routes through Preston, providing easy access to the motorway network at Junction 31 of the M6 (approx. 2 miles) and Preston City Centre (approx. 1 mile).

Description

An open plan first floor unit with the benefit of a concrete floor and excellent natural lighting accessed via staircase.

The unit also has a small ground floor storage facility with access from the communal loading bay of the Ashton Business Park

Accommodation

The gross internal floor extends to approximately 3,000 ft² and incorporates WC and washbasin facilities.

Services

Mains electricity and water are connected.

Assessment

The unit qualifies for small business rate relief and as such no rates would be payable by qualifying companies/individuals.

Lease / Tenancy Agreement

The landlord has a standard occupational lease for the industrial complex and early occupation can therefore be arranged without delay.

Rental

£175 per week, plus VAT, exclusive of rates.

The rental includes insurance of the building (tenant to insure their own contents) and the service charge associated with the cleaning and maintenance of the common areas of the business park including the roof area.

The tenant is responsible for payment of electricity consumed.

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; e-mail:
reception@hdak.co.uk