



**TO LET UNIT 6 CLIFTON BUSINESS PARK PRESTON NEW ROAD
CLIFTON PRESTON PR4 0XQ**

1,986 ft² / 185 m² Single storey warehouse/light industrial premises

- A well-established and popular business park
- Close proximity to the new Preston Western Distributor Road which affords easy access to the M55 and the national motorway network
- Suitable for a variety of light industrial or warehouse/storage uses

**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 the new Preston Western Distributor Road providing easy access to the motorway network and within easy reach of Preston's Riverway Docklands development.

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, excellent natural light, sliding vehicular access door and separate personnel entrance and with 6/7 car parking spaces directly to the front.

Accommodation

The unit has a gross internal floor area of approximately 1,986 ft².

The unit has the benefit of a private entrance, reception, office, WC and wash basin facilities together with the main warehouse/industrial area.

Assessment

The unit is entered on the rating list at a rateable value of £10,750.

Rates payable 2026/2027: 43.2p in the £

Small business rate relief may be possible.

Services

The property has the benefit of a 3-phase power supply.

EPC

The Energy Performance Asset rating is Band D99. A full copy of the EPC is available at www.ndepcregister.com

Service Charge

A service charge of £750 is levied for expenses incurred in connection with the maintenance of the common parts of the estate and landscaping on site.

Rental

£13,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Lease

The unit is available on a new 3 year FRI lease.

VAT

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

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