



## **TO LET UNIT 9 ASHTON BUSINESS PARK RAGLAN STREET ASHTON PRESTON PR2 2AX**

1,890 ft<sup>2</sup> / 176 m<sup>2</sup> Lock-up warehouse/storage unit

- Secure site with shared yard area for servicing and car parking
- Close to Blackpool Road (A5085) providing easy access to Preston City Centre and the national motorway network
- Well proportioned warehouse/storage unit with access to communal WC facilities

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Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

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### **Location**

Raglan Street is accessed via Inkerman Street from 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**

A well proportioned warehouse/storage unit with full height blockwork walls under a pitched roof incorporating glazed roof lights.

The unit has internal measurements of 23 ft 6 in wide by 80 ft 5 in deep and is accessed via a roller shutter door 11 ft 6 in wide by 11 ft 6 in high.

Two car parking spaces are included within the shared yard area and the site has the benefit of 24 hour access.

### **Accommodation**

The unit extends to approximately 1,890 ft<sup>2</sup> Shared use of communal WC facilities.

### **Services**

Mains electricity is connected.

### **Assessment**

The unit is entered on the Rating List at a Rateable Value of £6,600.

Rates Payable 2023/24: 49.9p in the £

Small business rate relief may be available.

### **EPC**

An EPC will be made available from the agent's office.

### **Lease/Tenancy Agreement**

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

### **Rental**

£16,000 per annum, 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 electricity consumed and water rates.

### **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.

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