



**FOR SALE OR TO LET MILTON HOUSE, WINERY LANE, WALTON LE DALE
PRESTON PR5 4AR**

2,890 ft² / 268 m² detached warehouse/workshop premises with fully fenced compound

- Steel framed industrial unit on a total site extending to approximately 0.22 acres
- Located adjacent to the Capital Centre Retail Park with easy access to both Preston City Centre and the motorway network
- Secure unit with electrically operated shutters to ground floor doors and windows

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

01772 652652

Location

Milton House is situated on Winery Lane, within the South Ribble Enterprise Park, adjacent to the Capital Centre Retail Park.

Adjacent retailers include Waitrose, Boots, Dunelm Mill, Next etc. and adjacent there is a park and ride facility, with a bus service to and from Preston City Centre.

Both Preston City Centre and the motorway network are within easy reach of the property.

Description

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

The property has the benefit of a secure compound adjacent with palisade fencing.

Accommodation

The gross internal floor area extends to approximately 2,890 ft².

Ground floor internal dimensions are approximately 38 ft wide x 59 ft deep and the ground floor incorporates an office, kitchen and WC facilities.

Two staircases provide access to an office, WC and storage facility at mezzanine level.

Eaves height is approximately 18 ft and the roller shutter access door is approximately 15 ft wide x 14 ft high

Assessment

The property is entered on the rating list at a Rateable Value of £11,250.

Rates Payable 2024/25: 49.9p in the £

Small business rate relief may be available

Services

Mains water, three-phase electricity and drainage are connected.

The property has the benefit of gas fired central heating to the offices.

Planning

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

Prospective tenants/purchasers are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 625625.

EPC

A copy of the EPC will be made available at the agent's office. The EPC rating is D83.

A full copy of the EPC is available at www.epcregister.com

Purchase Price

The freehold interest in the property is available with full vacant possession at £375,000.

Lease

The premises are available on a 3 year lease, or multiples thereof, subject to rental reviews at 3 yearly intervals.

The lease shall be upon standard full repairing and insuring terms

Rental

£30,000 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@hda.co.uk