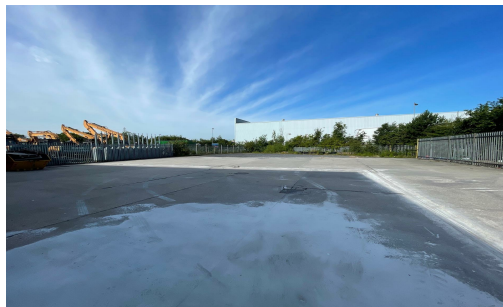


Spurrier House, Unit 12 Lancashire Enterprise Business Park, Centurion Way, Leyland,  
PR26 6TZ

**TO LET**



## TO LET

Use - Industrial

Size - 5,409 Sq ft

Rent - £55,000 per annum.

- Good Quality Warehouse/Industrial Unit With Large Secure Yard
- Competitive terms
- Excellent access to the national motorway network
- 24/7 On-site security



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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PR26 6TZ

### Location

The property is situated on the popular Lancashire Business Park positioned to the North of Leyland town centre.

Junctions 28 and 29 of the M6, junction 9 of the M61 and junction 1 of the M65 motorways are all within a 5 minute drive of the property and provide easy access to the remainder of the North West and the national motorway network.

Lancashire Business Park is a substantial multi occupied estate with 24 hour security/CCTV provision.

### Description

The property comprises a detached warehouse unit extending to 5,409 sq.ft on a site of 0.664 acres.

It is of steel portal frame construction with exterior steel clad walls and roof which also incorporates translucent roof panels.

It has the benefit of a solid concrete floor, 4 roller shutter doors ( 2 in each side), lighting and an eaves height of approximately 6 metres.

To the outside is a large yard made up of concrete and hardcore.

### Accommodation

We have calculated the gross internal area of the premises to be 5,409 sq.ft.

### Rental

£55,000 per annum.

### Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Service Charge

An estate service charge is payable which covers CCTV, security landscaping, maintenance to the estates roads and gritting etc. It is anticipated that the service charge will be in the region of 50p per square foot.

### Rating

The property has a ratable value of £32,250 with rates payable expected to be in the region of £16,000

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

The rent quoted is exclusive of vat and will be charged in addition at the prevailing rate.

### Services

With the exception of gas all mains services are available to the property.

### EPC

An EPC is available on request.

### Planning

The unit is suitable for general industrial and warehouse uses. Other uses may be considered with further details available on request.

### Buildings Insurance

The landlord will insure the building and charge the premium to the tenant. Subject to the proposed use it is anticipated that the premium will be in the region of 28p per square foot.

### Viewing

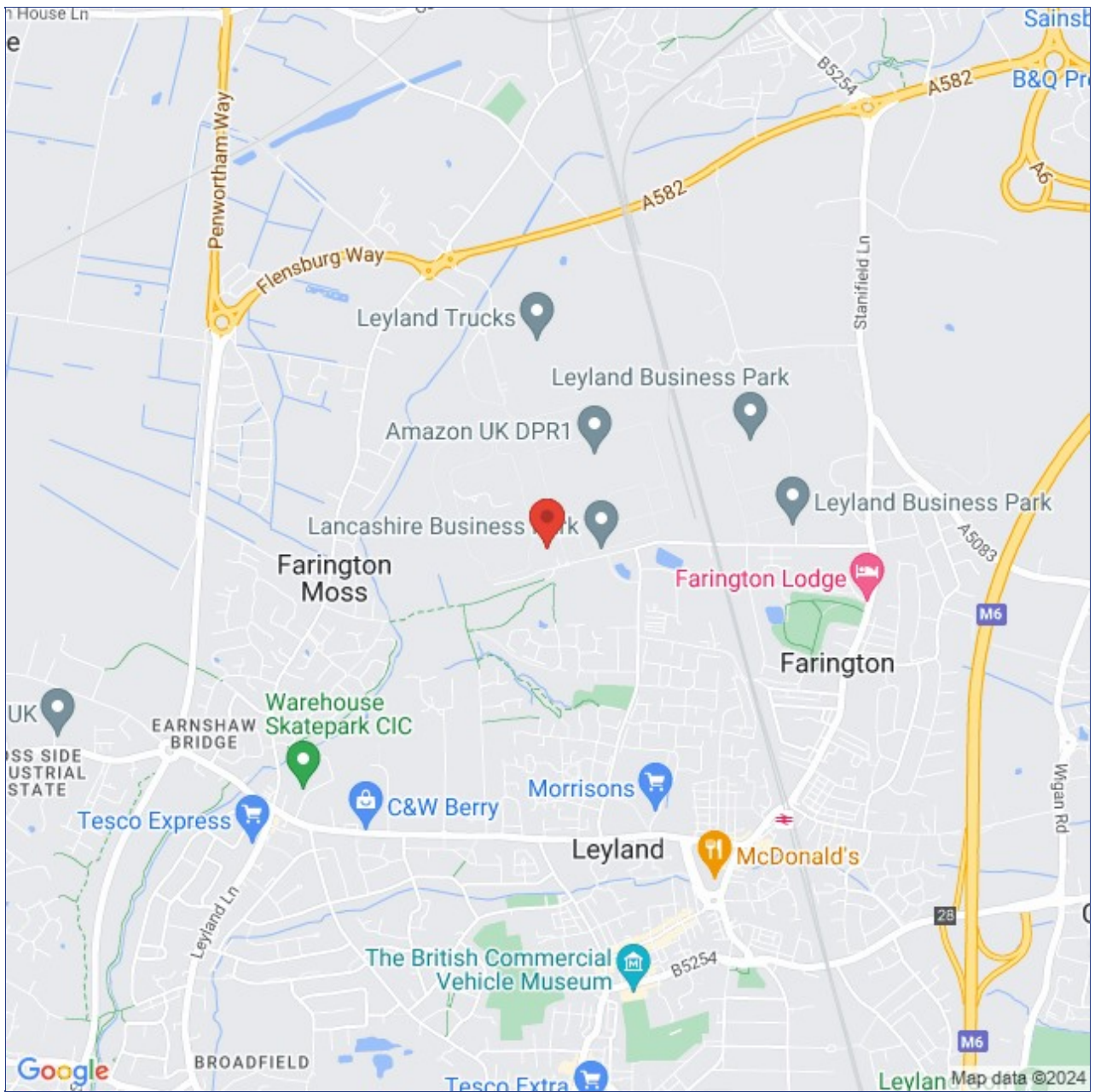
Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Telephone: 01257 204900

info@taylorweaver.co.uk





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Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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