

Unit 4, Sumner Point, Lancashire Business Park, Leyland, PR26 6TZ

**TO LET**



## TO LET

Use - Industrial

Size - 3,033 Sq ft

Rent - £33,500 per annum

- HIGH QUALITY INDUSTRIAL / WAREHOUSE UNIT
- Excellent access to the national motorway network
- On site electric car charging points
- Solar panels available for occupier's use



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)

## Unit 4, Sumner Point, Lancashire Business Park, Leyland, PR26 6TZ

### Location

The property is situated on the Lancashire Business park, situated 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 national motorway network.

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

### Description

The unit extends to approximately 3,033 sq.ft each and is of high quality specification, providing industrial and warehouse space with mezzanine office or storage.

It is of steel portal frame construction with feature high quality fully insulated external cladding and benefits from the following :

- ~ Eaves height 8.1m
- ~ Large up and over roller shutter doors
- ~ Mezzanine floor suitable for conversion to offices
- ~ Allocated car parking and large yard to front
- ~ WC and kitchenette facilities
- ~ 3 phase power, water and gas
- ~ Solar panels

### Accommodation

The accommodation is as follows:

Unit 4	Ground Floor	2,487 sq.ft
	First Floor	546 sq.ft

### Rental

£33,500 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 estates service charge is payable, which covers CCTV, security, landscaping, maintenance to the estates road, gritting, etc. It is anticipated that the service charge will be in the region of 45p per sq.ft reconciled on an annual basis

### Building Insurance

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 16.5 p per sq.ft.

### Rating

The property has a rateable value of £19,750 with rates payable expected to be in the region of £9,855.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

Rentals quoted are exclusive of VAT which will be charged in addition at the prevailing rate

### Services

All mains services are connected to the individual units, including mains water, gas, 3 phase electricity (100 amp) and mains drainage

### EPC

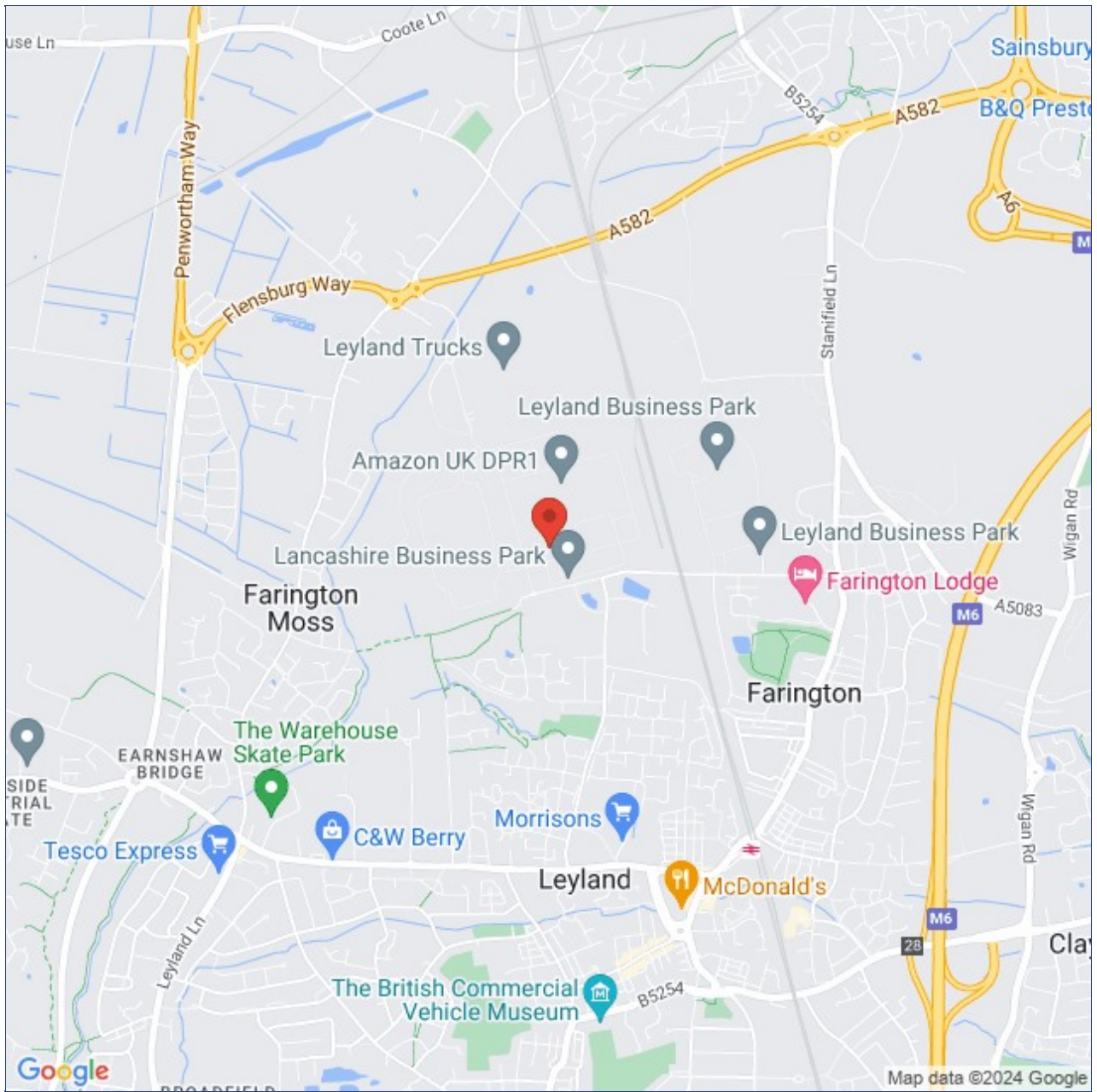
An EPC is available on request

### Planning

The unit is available for light industrial (B1), general industrial (B2) and warehouse (B8) uses. Other uses may be considered. Further details on request.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01257 204900



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

Telephone: 01257 204900



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

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.