

Unit 9D, Hurstwood Court, Lancashire Business Park, Leyland, PR25 3UQ

TO LET



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Use - Industrial

Size - 5,694 Sq ft

Rent - £40,000 per annum plus VAT

- Modern Industrial / Warehouse Unit With Mezzanine and Office Accommodation
- Excellent modern business premises suitable for various uses
- Secure business park location
- Allocated Parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Unit 9D, Hurstwood Court, Lancashire Business Park, Leyland, PR25 3UQ

Location

The development is situated on the edge of Lancashire Business Park, adjacent to the entrance from Centurion Way.

Centurion Way is an established commercial location with occupiers such as Amazon and Accrol Papers located here.

Leyland town centre is located within a 2 minute drive, and Preston and Chorley are within 5 miles from the subject premises

Description

Hurstwood Court comprises 11 self-contained units constructed in two separate blocks with shared car parking spaces in the centre of the yard.

Unit 9D is of steel portal frame construction and incorporates reinforced concrete floor with brick and blockwork walls to a height of 2m and insulated steel profile cladding above and then onto the roof

The building has an eaves height of 6m, sodium bulb lighting and loading is via an up and over electric roller shutter door.

There is allocated parking outside the front of the premises, with space for up to 4 vehicles.

The unit also benefits from some good quality office space and mezzanine accommodation.

Accommodation

We have calculated the gross internal area of the premises to be as follows :

Ground Floor Warehouse	3,842 sq.ft
Mezzanine Storage	1,852 sq.ft
Total	5,694 sq.ft

Tenure

Leasehold

Rental

£40,000 per annum plus VAT

Lease Terms

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

Service Charge

The landlord will insure the building and charge the premium back to the tenant. Further details are available upon request

Deposit

A deposit equating to 3 months rent will be required from the tenant.

Rating

The property has a rateable value of £23,750

Ignoring any transitional or tapered relief, the rates payable for this unit will be in the region of £11,851 per annum

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Services

All mains services are connected to the property, including 3 phase electricity, water, gas and drainage

Planning

It is understood that the premises benefit from Use Classes within the B2 and B8 of the Use Classification Order. Interested parties are however recommended to make their own enquiries to the local Planning Authority to discuss their proposed uses.

Viewing

Strictly through agents

Taylor Weaver
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