

Unit 6 Preston Enterprise Centre, Salter Street, Preston, PR1 1NT

**TO LET**



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Use - Industrial

Size - 2,811 Sq ft

Rent - £22,500 per annum

- Storage Unit/Workshop Space
- 2,811 sq.ft/261 sq.metres
- £22,500 per annum plus VAT
- Suitable for various uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Unit 6 Preston Enterprise Centre, Salter Street, Preston, PR1 1NT

### Location

Preston Enterprise Centre is prominently situated fronting the A6 (Preston's inner ring road), on the edge of the city centre.

The Enterprise Centre is a mix of industrial and office properties in a courtyard setting. The surrounding area is predominantly commercial uses with occupiers including Wolseley Plum & Parts, Kwikfit and American Golf.

### Description

The property has recently been reclad to create a modern looking unit. Internally the space is fully open plan with an internal eaves height of 3.5 metres. Access to the unit is via a manual roller shutter door extending to a height of 2.9 metres.

Internally the property benefits from a solid concrete floor underneath wooden beams supporting a single skin metal clad roof.

### Accommodation

The property has been measured on a gross internal area basis extending to 2,811 sq.ft / 261 sq.metres.

### Rental

£22,500 per annum

### Lease Terms

Available by way of a new FRI lease for a minimum term of 3 years.

### Service Charge

A service charge is levied on occupiers for the maintenance of the common areas of the estate. The service charge for 2022 & 2023 equates to £2.00 per sq.ft. This is subject to annual review and reconciliation.

### Rating

The property has a ratable value of £7,800, as published on the VOA website. This means that no business rates will be payable for qualifying occupiers. Full details are available on request.

### Legal Costs

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

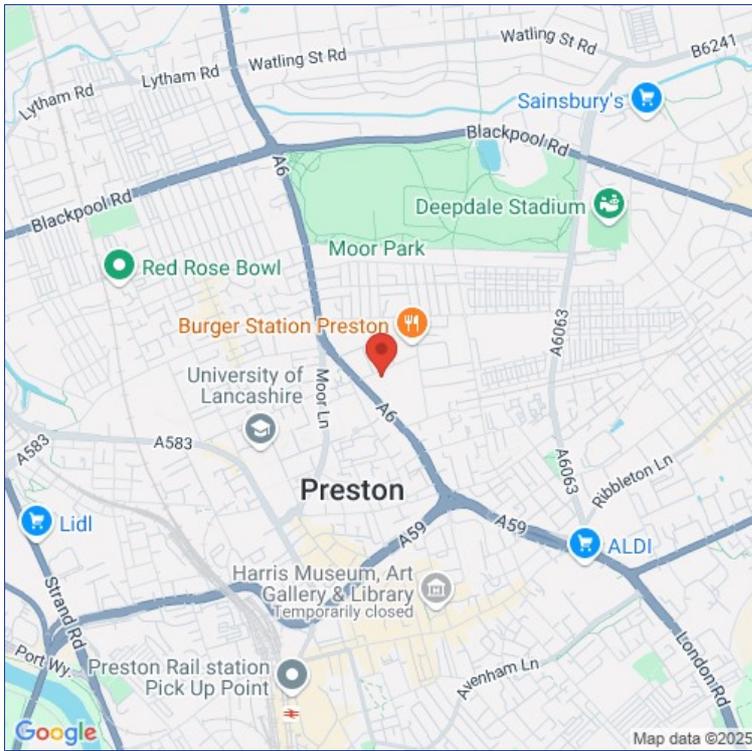
### Services

All main services are connected to the property.

### Viewing

Strictly via agent Taylor Weaver  
James Taylor  
Director  
01254 699 030

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