

Unit 8, Preston Enterprise Centre, Salter Street, Preston, PR1 1NT

TO LET



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Use - Industrial

Size - 1,650 Sq ft

Rent - £14,000 per annum plus VAT.

- Storage Unit/Workshop Space
- 1,650 sq. ft / 153 sq. metres
- £14,000 per annum plus VAT
- Suitable for various uses
- Close to Preston City Centre and parking on site



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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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 1,650 sq.ft / 153 sq.metres.

Rental

£14,000 per annum plus VAT.

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 £6,300, 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.

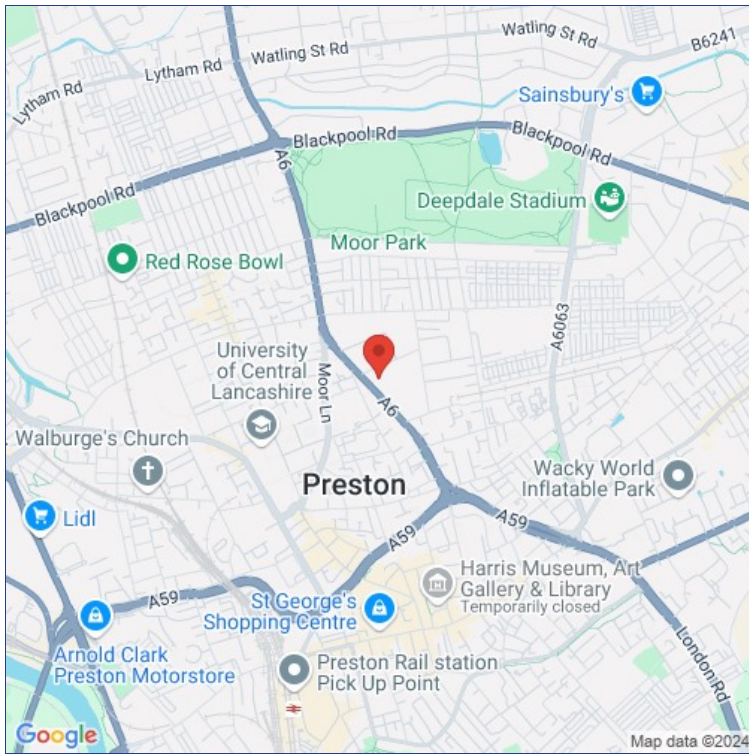
Services

The property benefits from 3 phase electricity. There is no gas supplied to the building.

Viewing

Strictly via agent Taylor Weaver
James Taylor
Director
01254 699 030

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