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**TO LET**



## INDUSTRIAL/WAREHOUSE WITH LARGE SECURE YARD AREA

— 693 m<sup>2</sup> ( 7,456 ft<sup>2</sup> )

Units 7d  
Chain Caul Way  
Riversway  
Preston  
PR2 2YL

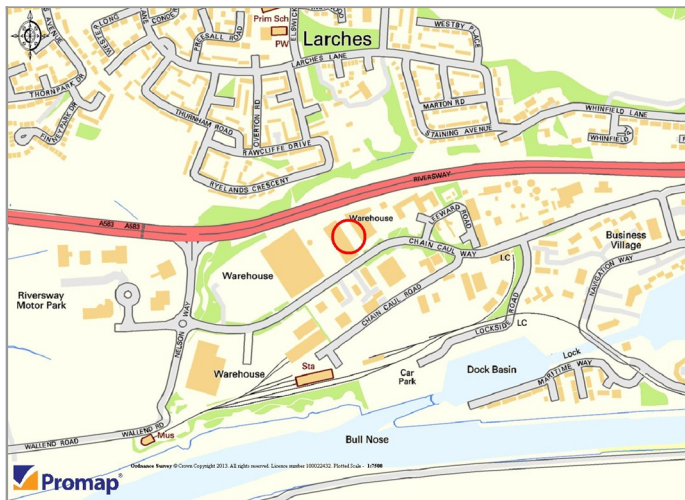
- Secure site
- Various unit denominations considered
- Significant yard area/open storage available if taken as a whole extending to circa 1,300 sq m
- Tenants Incentives Available

**01772 883388**

**[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)**

Starkie Court  
13 Starkie Street  
Preston  
Lancashire  
PR1 3LU

T | 01772 883388  
F | 01772 881602  
E | all@eckersleyproperty.co.uk



## Location

The development is located within an established commercial location on Preston docklands providing easy access to the City Centre, the Fylde Coast and the Motorway network.

The development is situated near to other commercial/industrial developments with neighbouring occupiers including Makro and Karl Vella and Preston Motor Park being located in close proximity where occupiers include Mercedes-Benz, Audi and Volvo.

## Description

A semi detached industrial/warehouse unit of portal frame construction with profile clad elevations beneath pitched profile clad roof.

The premises are currently occupied primarily as one although 3 smaller units have been created at the rear of the site for separate occupation. The main Unit, 7D is surplus to requirements and is available as a whole or can be split into up to 4 units. If taken as a whole then the unit will benefit from its own dedicated entrance and a secure surfaced yard area.

The units generally benefit from 3 phase electricity, sodium lighting, concrete floor and general staff facilities.

The premises provide an approximate eaves height of 4.2 m (14 ft 9) rising to 5.5 m (18 ft) into the apex.

The premises will be accessed via an industrial roller shutter door from the substantial secure yard area.

The landlord will undertake works to suit specific requirements subject to terms and you are referred to the indicative site plan attached.

## Accommodation

The gross internal floor areas have been estimated as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
Unit 7D	693	7,456

Externally a yard area of up to 0.32 acres can be provided if the unit is taken as a whole.

## Services

It is understood that the premises benefit from mains services including 3 phase electricity, water and drainage.

## Rating Assessment

The premises will require a rating reassessment based upon the subdivision.

## Planning

We understand that the premises benefit from a use within Class B1, B2 & B8 of the Use Classes Order 2005.

Interested parties should however, make their own separate enquiries of Preston City Council Planning Department (01772 906581).

## Tenure

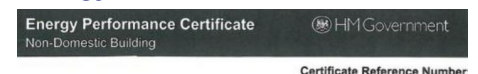
The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rental

Unit 7D £24,000 p.a.

Our client may sub-divide unit 7D subject to terms.

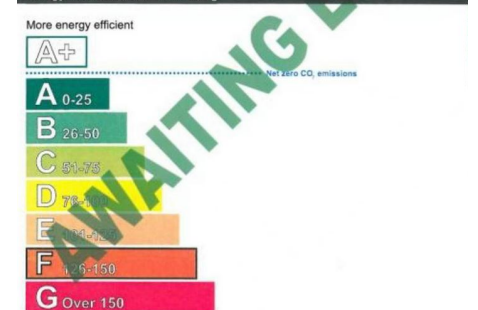
## Energy Performance Certificate



Certificate Reference Number

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epcd](http://www.communities.gov.uk/epcd).

### Energy Performance Asset Rating



### Service Charge

A service charge may be due subject to the nature of the letting agreed. Further information available upon request.

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## Viewing

Strictly by appointment with the sole agents:  
**Eckersley**

Telephone: 01772 883388

Contact: Mark Clarkson

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)