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**TO
LET**



WAREHOUSE/INDUSTRIAL PREMISES WITH YARD

2,443 m² (26,293 ft²)

Whinfield House
1-2 Centurion Industrial Estate
Centurion Way
Leyland
PR25 4GU

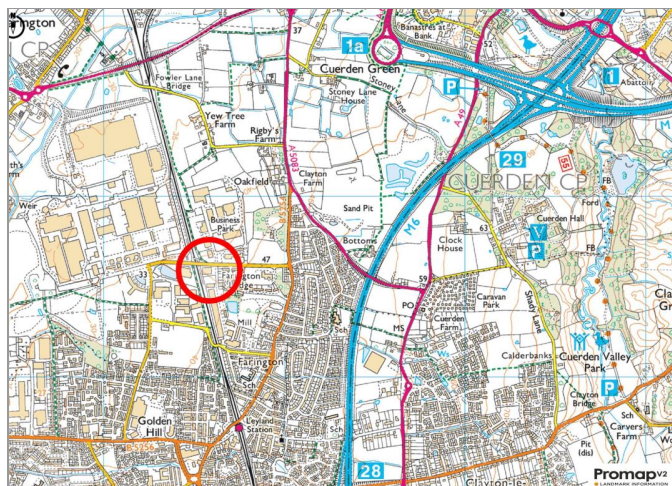
- Very well located premises within established business park location
- Approximately 1.5 mile from major motorway intersection of M6, M61 and M65
- Mainly open plan accommodation
- Concrete surfaced yard area extending to circa 1,100 m²

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Location

The unit is prominently situated at the entrance of the well established Centurion Way Industrial Estate immediately adjacent to Leyland Business Park and the wider Lancashire Business Park to the east.

The location offers excellent access to the M6, M61 and M65 motorway intersection approximately 1.5 miles to the north east.

Please refer to the attached location plan.

Description

A modern single-storey detached industrial unit of portal frame construction being of mixed brick and profiled clad elevations beneath profiled clad roof incorporating translucent roof lights.

The premises provide generally open plan warehouse/industrial accommodation together with 2 storey offices. The warehouse accommodation benefits from mixed LED lighting, 3 phase electricity and concrete floor whilst the offices provide mixed open plan and cellular rooms incorporating suspended ceilings with category II lighting, IT networking and general staff amenity areas including kitchen and WC facilities.

The warehouse is accessed via two electrically operated commercial roller shutter doors measuring 5 m x 4 m and 4.5 x 4.2 m respectively. The unit further benefits from an approximate eaves height of 5.43 metres rising to 6.19 metres in the apex with extension providing an approximate eaves height of 4.46 metres.

Externally the concrete surfaced yard area extends to circa 1,100 m².

Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

Accommodation

We have estimated the Gross Internal floor area extends to the following:-

	m ²	ft ²
Warehouse	2,246	24,173
GF Office	96	1,033
FF Office	101	1,087
Total	2,443	26,293

Rating Assessment

The premises have a Rateable Value of £50,000.

Interested parties are advised to make their own enquiries with South Ribble Borough (www.southribble.gov.uk).

Planning

We understand the premises benefit from a use generally within Class E (new use classification), B2 & B8 of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council.

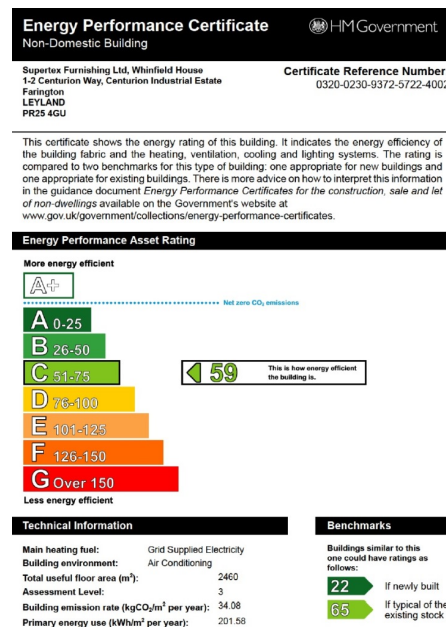
Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rental

£105,000 per annum, exclusive

Energy Performance Certificate



VAT

We understand that the rent will be subject to VAT at the standard rate.

Legal fees

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk