

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**TO  
LET**



## INDUSTRIAL/WAREHOUSE UNIT

489 m<sup>2</sup> ( 5,263 ft<sup>2</sup> )

**Unit 5**  
**Centurion Industrial Estate**  
**Farington**  
**Leyland**  
**PR25 4GU**

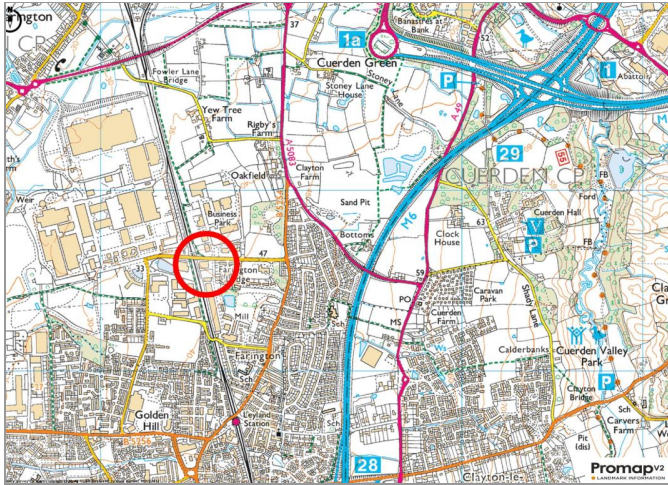
- Very well located premises within established business park location
- Approximately 1.5 miles from major motorway intersection of M6, M61 and M65
- Clear span accommodation
- Presently undergoing refurbishment programme anticipated to be available in late October 2021

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



**Preston office** T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JU

**Lancaster office** T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

The unit is situated within the well established Centurion Way Industrial Estate immediate 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 mid-terraced industrial unit being of render brick elevations beneath brand new insulated profile steel clad roof, incorporating translucent roof lights.

The unit provides generally open plan warehouse/industrial accommodation together with offices to the front elevation. A WC block is located to the rear.

The unit benefits from modern fluorescent pod lighting, three-phase electricity, warm air space heating and concrete floor. The unit further benefits from an eaves height of approximately 4.7 metres. Access is provided via a commercial electrically operated roller shutter door measuring 4.35 m x 4.45 m which leads from the forecourt. The windows and personnel door benefit from security shutters.

There is a large tarmacadam forecourt to the front of the property providing loading/parking.

## Accommodation

We have estimated the gross internal floor areas extend to the following:

	M <sup>2</sup>	Ft <sup>2</sup>
Warehouse	460	4,951
Office	29	312
<b>Total</b>	<b>489</b>	<b>5,263</b>

## Services

We understand that mains electricity (3-phase), gas, water and drainage are connected to the premises.

## Rating Assessment

The premises have a Rateable Value of £15,000.

Interested parties are, however, advised to make their own separate enquiries with South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Planning

We understand that the premises benefit from uses generally within Class E (formerly B1), B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should, however, make their own enquiries of the Planning Department at South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Tenure

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

## Rental

£32,000 per annum, exclusive.

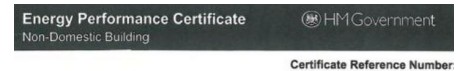
## Service Charge

A service charge will be levied for the maintenance, landscaping and any other costs reasonably incurred by the Head Landlord. We understand the quarterly charge for the current financial year is £187.50.

## Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

## 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/epc](http://www.communities.gov.uk/epc).

### Energy Performance Asset Rating



### Technical Information

Main heating fuel:  
 Building environment:  
 Total useful floor area (m<sup>2</sup>):  
 Building complexity (NOS level):

## Legal Costs

The ingoing Tenant will contribute towards the Landlords reasonable legal costs incurred in the preparation of the lease.

## VAT

We understand that the rent will NOT be subject to VAT.

## Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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