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**TO
LET**



MODERN INDUSTRIAL UNIT

437 m² (4,703 ft²)

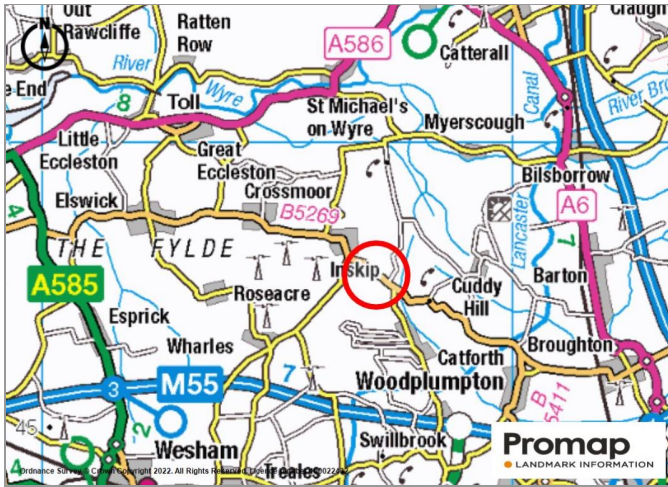
**Porters Farm
Preston Road
Inskip
Preston
PR4 0TT**

- Good circulation
- Semi-rural location
- External yard area
- Available from June 2022

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Location

The site and premises lie in an established self-contained industrial park off Preston Road (B5269) to the south east of Inskip. Broughton and Junction 1 of the M55/J32 of the M6 lie approximately 5.5 miles to the south east, whilst Kirkham lies circa 4 miles to the south.

Construction works of the new Preston West Distributor Road (PWDR) are ongoing which will deliver a new motorway junction on to the M55 (J2) approximately 4 miles to the south.

Description

A modern detached industrial unit being of steel portal frame construction surmounted by insulated profile metal clad elevations and block walls to roughly 6 feet, beneath profile metal clad roof incorporating translucent roof lights.

The unit offers open plan workshop/industrial accommodation together with offices, mezzanine workspace, WCs and a staff amenity area. The workshop benefits from a concrete floor with power floated finish, LED spotlighting and an oil-fired space heating system with an approximate eaves height of 4.4 metres (6 metres to apex).

Externally, the property offers a shared concrete yard with good circulation together with a hardcore surfaced area to the rear.

Accommodation

We have estimated the gross internal floor areas as follows:-

	m ²	ft ²
Ground Floor		
Main Workshop	220	2,368
Workspace	72	775
Office and amenity	38	409
First Floor		
Workshop	107	1,151
Total	437	4,703

Services

We understand that mains electricity, 3-phase, water and drainage are connected to the premises, whilst gas is provided via an LPG tank and oil via an oil tank.

Rating Assessment

The property has a Rateable Value of £5,900

Interested parties should therefore make their own enquiries with the rating department of Wyre Borough Council.

Planning

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

Interested parties should make their own enquiries via the Local Planning Authority, Wyre Borough Council.

Tenure

The premises are available from the 1 June 2022 by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

Offers in the region of £25,000 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon

Energy Performance Certificate

Energy Performance Certificate
 Non-Domestic Building

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.

Energy Performance Asset Rating



Technical information

Main heating fuel:
 Building environment:
 Total useful floor area (m²):
 Building complexity (NOS level):

Benchmarks
 Buildings similar to this one could have ratings as follows:
 43 If newly built
 67 If typical of the existing stock

Legal Costs

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

VAT

All rentals quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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