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**TO
LET**



DETACHED NEW BUILD TRADE COUNTER UNIT

738.8 m² (7,957 ft²)

Unit 1
The Willows
Millennium Road
Millennium City Park
Preston
PR2 5BL

- Established modern business park less the 0.5 miles from junction 31a of the M6
- Detached new build unit
- Circa 5.7m eaves height
- Self-contained premises/yard

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Location

The proposed unit is located off Millennium Road, less than half a mile from Junction 31a of the M6 motorway which in turn provides easy access to the M61, M65 and M55 motorways all being within a short distance.

Immediate occupiers include EH Booths headquarters offices and distribution centre, James Hall (Spar headquarter offices and distribution centre), Volkswagen Commercial centre and DPD depot.

Description

A self-contained new build industrial unit with trade counter being of steel portal frame construction, surmounted by brick and profile steel insulated cladding beneath a profile insulated steel roof covering, incorporating translucent roof panels.

Internally, the unit will benefit from reinforced concrete floor and an approximate eaves height of 5.7 m. Access will be via a personnel and commercial roller shutter extending approximately 4.5 m wide x 5.25 m high.

The building will include a trade counter and office complete with attractive glass reflective windows to the North and East elevations.

Externally, the premises is set within its own self-contained site with concrete yard/car parking providing 19 spaces.

Services

The premises will benefit from from mains services to include electricity (3-phase), water and drainage.

Accommodation

The premises extend to the following approximate gross internal floor areas:

	M ²	Ft ²
Trade Counter	88.54	958
First Floor Office	82.07	883
Warehouse	568.15	6,116
Total	738.76	7,957

Rating Assessment

The unit is yet to be assessed for rating purposes.

Interested parties are, however, recommended to make their own enquiries with the local rating department Preston City Council – (www.preston.gov.uk).

Planning

Planning has been secured for 1no. industrial unit (Class B2/B8) with ancillary offices and trade counter (Class E) with construction due to commence imminently.

Further information, including details in respect of specification and plans together with development programme can be provided upon request.

Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Asking Rental

Upon application.

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 HM Government
 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.



Legal Costs

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

VAT

All rentals quoted will be subject to VAT at the standard rate.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: mac@eckersleyproperty.co.uk / hjh@eckersleyproperty.co.uk