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**TO  
LET**



## SELF CONTAINED INDUSTRIAL UNIT

221 m<sup>2</sup> ( 2,379 ft<sup>2</sup> )

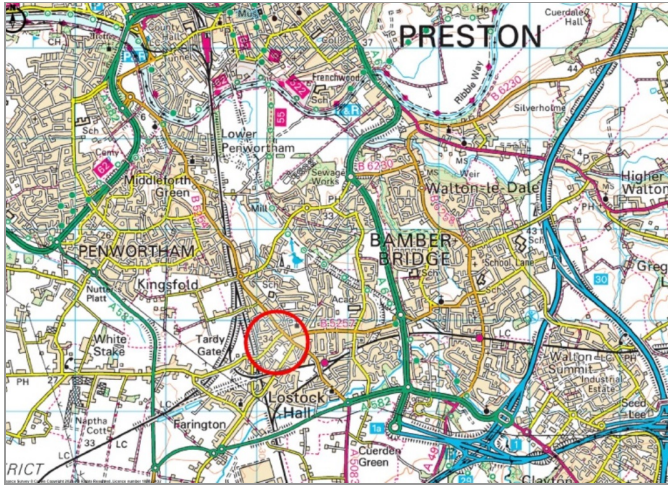
**Unit 10  
Tardygate Trading Estate  
Coote Lane  
Lostock Hall  
Nr Preston  
PR5 5JD**

- Well maintained industrial unit currently undergoing general redecoration
- Extensive on site parking
- Excellent transport links to Leyland and Preston and the motorway network

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

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 Preston  
 PR1 3JJ

**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 Tardy Gate Trade Centre being close to Lostock Hall Town Centre whilst providing excellent access to the surrounding areas including Preston, Leyland and the motorway network. Access is via Cote Lane close to its junction with Leyland Road and Watkin Lane (B5254) which ultimately connect with London Way and Lostock Lane and the intersection between the M6, M61 and M65 motorways.

## Description

An end of block well maintained industrial unit which is of brick construction beneath north light roof providing open plan accommodation incorporating office together with kitchen and WC facilities.

The premises benefit from fluorescent lighting, a concrete floor, 3 phase electricity, a commercial concertina door and an approximate eaves height of 3.63 m.

Externally the concrete surfaced yard area is shared with an ample amount of parking and circulation area.

The unit is presently undergoing some general redecoration works.

## Accommodation

The property extends to an approximate net internal area of 221 m<sup>2</sup> (2,379 ft<sup>2</sup>).

## Services

We understand that mains electricity, water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £8,300 and occupiers may be eligible for small business rates relief depending on individual circumstances.

Interested parties should make their own enquiries with South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Class E, B1 & B2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

## Terms

The premises are available on a new internal repairing leases for a term of years to be agreed.

## Asking Rental

£15,500 per annum, exclusive.

## Service charge

In addition to the rent there is a service charge which covers the general maintenance and running of the development common areas and fabric of the buildings.

## Photographs and Plans

All photographs and plans contained within these particulars are indicative and for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Unit ID Tardy Gate Trading Estate COTE LANE LOSTOCK HALL PR1 3JJ	Energy rating <b>D</b>	Valid until 4 August 2033 Certificate number: 9609-6532-4928-3665-6066
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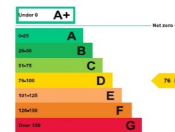
Property type	Offices and Workshop Businesses
Total floor area	222 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Legal Costs

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

## VAT

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

## Enquiries

Strictly by appointment with the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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