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**TO
LET**



WAREHOUSE/INDUSTRIAL PREMISES WITH YARD

2,515 m² (27,071 ft²)

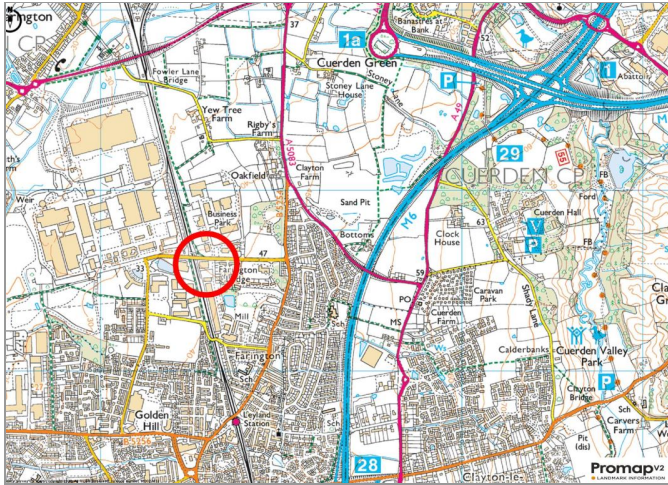
Whinfield House
1-2 Centurion Industrial
Estate
Centurion Way
Leyland
PR25 4GU

- 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.

Description

A 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 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, with 3 x EV charging points also provided.

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	2,245	24,165
GF Office	104	1,119
FF Office	101	1,087
Mezzanine floor	65	700
Total	2,515	27,071

Rating Assessment

The premises have a Rateable Value of £85,000.

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 B2 & B8 of the Town & Country (Use Classes) (Amendment) (England) Regulations 2020.

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

£145,000 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 (EPC)		
Superflex Furnishing Ltd, Wharfedale House 1-2 Centurion Way, Centurion Industrial Estate Fairington LITTLEHOLE PR25 4GU	Energy rating C	Valid until: 2 March 2038 Certificate number: 6328-8238-9372-5722-4892

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	2,450 square metres

Rules on letting this property

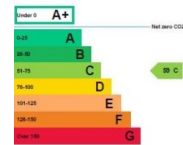
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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.



VAT

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required.

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