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**TO  
LET**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## WAREHOUSE/INDUSTRIAL PREMISES WITH YARD

1,702 m<sup>2</sup> ( 18,321 ft<sup>2</sup> )

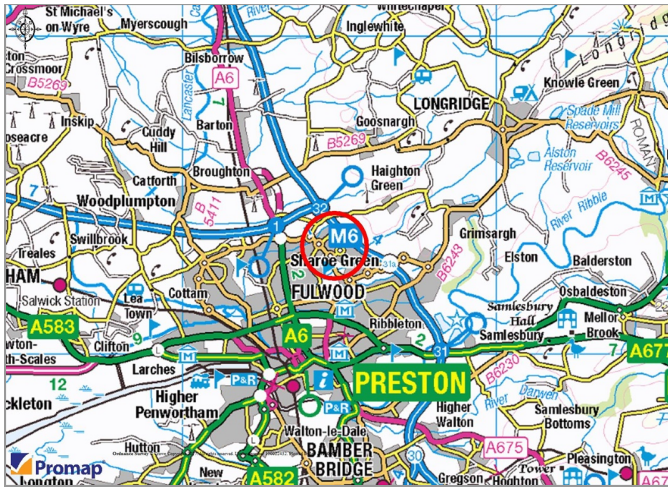
**Unit 1**  
**Caxton Road**  
**Fulwood**  
**Preston**  
**PR2 9ZB**

- Very well located premises within established business park location
- Approximately 1.5 miles from M6 motorway
- Approximate eaves height of 7.6 m rising to 9.4 m at the apex
- Secure concrete surfaced yard

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

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 PR1 3JJ

**Lancaster office** T | 01524 60524  
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## Location

The property is situated on Caxton Road close to its junction with Pittman Way and in turn Eastway (B6241), providing excellent access to junction 32 and 31A M6 (2 miles) and junction 1 M55 (1.5 miles) whilst Preston city centre lies less than 1.5 miles to the south west. Nearby occupiers include Polar Speed Distribution, Jonesco, Zebra Technologies and Royal Mail.

Preston railway station serves both local and national rail routes on the West Coast Mainline which connects London Euston with Glasgow. Liverpool and Manchester Airports are also easily accessible and local bus and transport links are close by.

## Description

A modern single-storey end of terrace industrial unit of portal frame construction surmounted by profiled clad elevations beneath profiled clad roof.

The premises provide warehouse/industrial accommodation together with two-storey offices and a mezzanine. The building has been subdivided to create a warehouse unit plus one large and two small chillers which could be removed subject to occupational requirements. The unit generally benefits from LED lighting, 3-phase electricity and concrete floor whilst the offices provide mixed open plan and cellular rooms benefiting from suspended ceilings with Cat II/LED lighting, gas fired central heating, IT networking and general staff amenity areas including kitchen and WC facilities.

The warehouse is accessed via two commercial roller shutter doors from the yard area, in addition to two smaller roller shutter doors from the packing area. The unit offers an approximate eaves height of 7.6 metres rising to 9.4 metres at the apex.

## Accommodation

We have estimated the Gross Internal floor areas extend to the following:-

	m <sup>2</sup>	ft <sup>2</sup>
GF Warehouse	1,184	12,745
GF Office/amenity	65	700
Packing area	130	1,399
FF Offices	195	2,099
FF Mezzanine	128	1,378
<b>Total</b>	<b>1,702</b>	<b>18,321</b>
Canopy		1,690

Gross site area of circa 0.48 hectares (1.19 acres).

## Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £64,500.

Interested parties are advised to make their own enquiries with Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

We understand that the premises existing use is generally within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City 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

£135,000 per annum, exclusive.

## Energy Performance Certificate

T Dobson & Sons (Produce) Ltd Unit 1 Fresh Food Distribution Lonsdale, Caxton Road Preston PR12 5JZ	Energy rating <b>D</b>	Valid until: 28 April 2024 Certificate number: 9165-3074-0541-0290-3695
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Property type	B8 Storage or Distribution
Total floor area	1,563 square metres

### Rules on letting this property

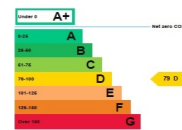
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's 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.



## Photographs and Plans

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

## 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 funding will be required from the successful Tenant.

## 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: Harry Holden/Mark Clarkson

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