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**TO
LET**



INDUSTRIAL/STORAGE/HYBRID UNITS

11.7 m² (125 ft²) — 112 m² (1,201 ft²)

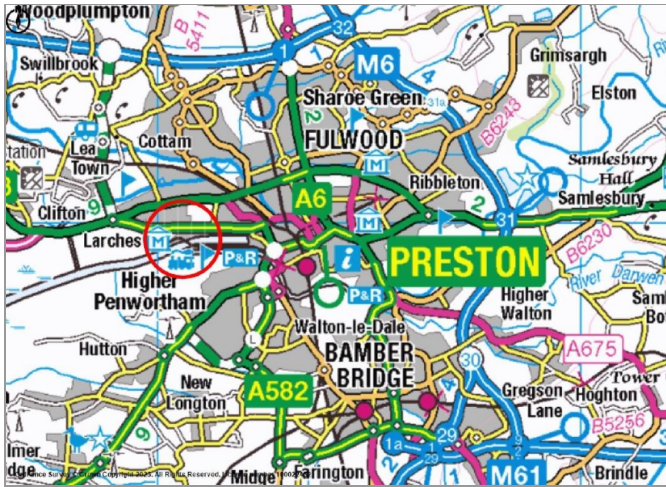
**Riversway Managed
Workshops
Leeward Road
Ashton on Ribble
Preston
PR2 2TE**

- Modern Starter Units
- Flexible Lease Terms
- Accessible location

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Location

The units are situated on Leeward Road which is accessed off Chain Caul Way, close to the junction with Chain Caul Road in a well established commercial area in the docklands and provides easy access to Preston City Centre, the Fylde Coast and the motorway network.

Neighbouring occupiers include Makro, Karl Vella and Preston Motor Park. Morrisons Supermarket and the main Preston Marina Basin are all also located in close proximity.

Description

The estate comprises a mix of commercial accommodation, providing flexibility to suit a range of occupiers. The light industrial units are designed for workshop and light industrial use and benefit from roller shutter access together with dedicated on-site parking. The storage units are accessed via secure pedestrian doors and are suitable for a variety of storage and ancillary uses, including office accommodation.

All units benefit from shared on-site amenities, including WC facilities, kitchen facilities and access to a boardroom. Further information on individual unit specifications, layouts and services can be provided upon request.

Current Availability

Units are available from 11.7 sq m (125 sq ft) up to 112 sq m (1,201 sq ft).

Please refer to the attached availability schedule.

Business Exclusion

Certain business types will be excluded from the site including, but not limited to, vehicle repairs and maintenance, car washing/valeting, car windscreen tinting, vehicle storage, waste refuse & processing and any food or catering use.

Services

We understand that water and electricity are connected to all units, with some units also benefiting from a gas supply.

Rating Assessment

The Business Rates are the responsibility of the ingoing Tenant. The Tenants may qualify for Small Business Rates Relief in certain circumstances.

Interested parties are advised to make their own separate enquiries via the Valuation Office (www.voa.gov.uk) or Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises are suitable for uses generally falling within Classes E, B2 & 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.

Lease Terms

The units are available on flexible lease terms for a minimum term of 12 months up to 3 years with an option to break on 3 months notice.

Rentals

Please refer to the attached schedule.

Photographs and Plans

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

Energy Performance Certificates

EPC's can be provided upon request.

Legal Costs

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

VAT

All rental figures quoted will be subject to VAT.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk