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**TO
LET**



MODERN HYBRID BUSINESS UNITS

78.7 m² (848 ft²) — 400.8 m² (4,309 ft²)

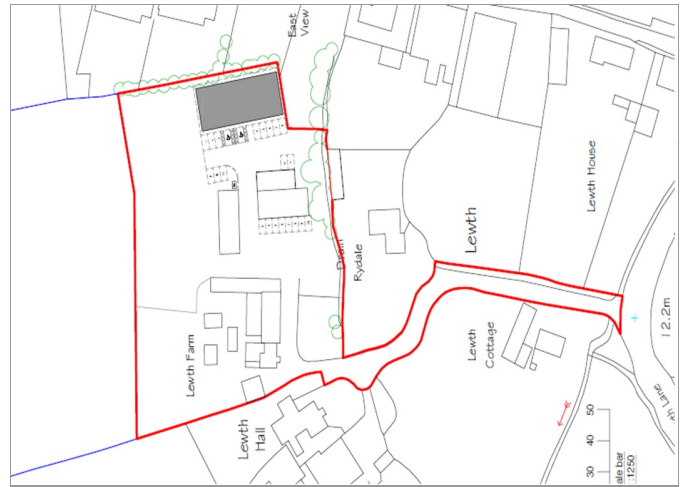
Lewth Business Park
Lewth Farm
Lewth Lane
Woodplumpton
Preston
PR4 0TD

- Attractive semi-rural location
- Newly constructed units
- Flexible accommodation to suit a variety of uses S.T.P
- Dedicated parking and circulation areas

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Location

Lewth Farm is situated on Lewth Lane, Woodplumpton, approximately 6 miles North West of Preston city centre, within an attractive semi-rural location.

The property benefits from good access to the regional road network, with connectivity materially improved by Edith Rigby Way / Preston Western Distributor Road, which provides a direct link to the west of Preston, via the M55 motorway and Blackpool Road (A583).

The property is located approximately 5 miles from the M6 motorway to the east and is also within convenient proximity to the A6, providing access towards Preston, Garstang and North Lancashire area.

The surrounding area is mixed-use, comprising agricultural, residential, converted farm buildings and established commercial/employment uses.

Description

The property comprises a terrace of newly constructed, modern hybrid business units of steel portal frame construction, with brick infill elevations surmounted by insulated profile metal cladding beneath an insulated profile clad roof.

Internally, the units generally benefit from concrete floors with power floated finish and can accommodate a variety of commercial, office, storage and light industrial uses, subject to any necessary permissions.

The accommodation can be summarised as follows:

Unit 2

The unit is currently fitted to a shell specification and can be adapted to suit occupier requirements.

Units 3 & 4

The units have been fitted out as offices, comprising suspended ceilings, LED lighting a mix of carpeted and laminate floor finishes, together with WC and kitchenette facilities. Access is provided via attractive glazed entrances.

Unit 5 & 6

The unit provides predominantly open plan clear span accommodation, with an eaves height of approximately 3.82 metres rising to 4.35 metres to the apex. Access is provided via electrically operated roller shutter door and glazed personnel entrance. The accommodation can be fitted with offices, kitchen and ancillary welfare facilities, subject to occupier requirements.

Externally, all units benefit from allocated parking.

Accommodation

We have estimated the units extend to the approximate net internal areas as follows:

	m ²	ft ²
Unit 2	82.68	890
Unit 3	78.7	848
Unit 4	78.7	848
Unit 5 & 6	160.7	1,723

Services

We understand that the premises benefit from electricity, water and drainage is to a septic tank which is managed by the Landlord,

Rating Assessment

The units are yet to be assessed for rating purposes.

Planning

We understand the premises currently benefit from planning consent for office use within Use Class E(g)(i), subject to certain conditions and operational restrictions.

It is anticipated that the Landlord will make an application to regularise/extend the permitted use to a broader Use Class E consent, together with more flexible operating conditions. Interested parties should make their own enquiries of the Planning Department at Preston City Council in respect of their proposed use and occupation.

Terms

The units are offered individually or as a whole by way new Full Repairing and Insuring leases for a term of years to be agreed.

Asking Rentals

Unit 2	£10,500 per annum
Unit 3	£10,000 per annum
Unit 4	£10,000 per annum
Units 5 & 6	£20,000 per annum

Estate Charge

An estate service charge will be levied for the upkeep and maintenance of the sites common areas.

Legal Costs

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

Energy Performance Certificate



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.

Energy Performance Asset Rating



Technical information

Main heating fuel:
 Building environment:
 Total useful floor area (m²):
 Building complexity (NOS level):

Benchmarks

Buildings similar to this one could have ratings as follows:
 43 If newly built
 67 If typical of the existing stock

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.

VAT

All rents quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Via the sole agents:

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