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**TO
LET**



MODERN INDUSTRIAL UNIT

355 m² (3,822 ft²)

**Unit 7
Wilbrig Cottage
Roots Lane
Catforth
Preston
PR4 0JB**

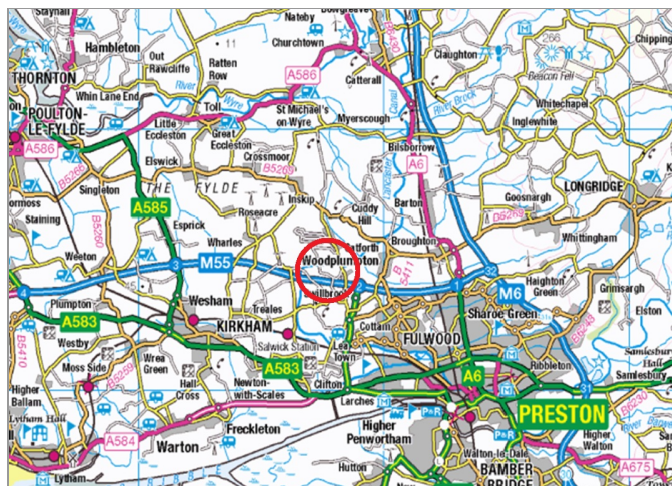
- Semi rural setting
- Good transport links to main arterial routes and wider road network
- Modern clear span space
- 2 x electrically operated roller shutters
- Good eaves height

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Location

The estate is situated on Roots Lane, Catforth, in a semi-rural location between Preston and Kirkham.

Access to the area has improved significantly following the completion of Edith Rigby Way and the new M55 Junction 2, providing enhanced links to Preston, the A583 and the M55. The M55 connects directly with the M6 at Junction 32, providing access to the wider regional and national motorway network.

The property is also well positioned for access to Kirkham, Blackpool and the wider Fylde Coast, including Lytham St Annes, Poulton-le-Fylde and Fleetwood.

Description

The property comprises a modern industrial unit of steel portal frame construction, with blockwork infill to approximately 1 metre, surmounted by insulated profile metal cladding, beneath an insulated profile clad roof incorporating translucent roof panels.

Internally, the accommodation is predominantly open plan and benefits from a power-floated concrete floor, two electrically operated roller shutter doors, two personnel doors and LED drop lighting.

The property also benefits from a three-phase electricity supply, mains water and good eaves height.

Accommodation

The unit extends to an approximate gross internal area of 355 m² (3,822 ft²).

Services

We understand that the unit benefits from 3-phase electricity and mains water.

Rating Assessment

The premises have a Rateable Value of £16,000.

Interested parties are, however, advised to make their own enquiries with Preston City Council.

Planning

It is understood that the premises benefit from an established use within Class B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at Preston City Council to satisfy themselves as to the suitability of the premises for their intended use.

Terms

The premises are available by way of a new lease for a term of years to be agreed.

Asking Rental

£35,000 per annum, exclusive.

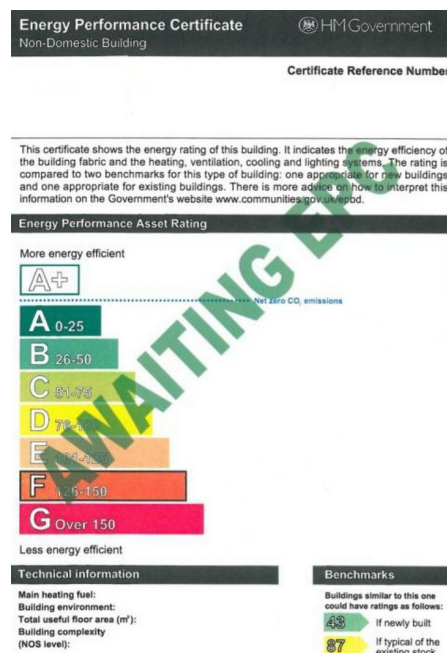
Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

Legal Costs

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

Energy Performance Certificate



VAT

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk