

Unit 4 Twin Lakes Industrial Park,  
Bretherton Road, Croston PR26 9RF

to let

Industrial premises  
232.35 SQM (2,500 SQFT)



£32,500 per annum

- New industrial unit within a rural location
- 5 metre eaves height
- Enclosed yard
- Secure site benefiting estate CCTV
- Onsite facilities including café
- Expected completion date January 2024

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4 Winckley Court, Preston PR1 8BU

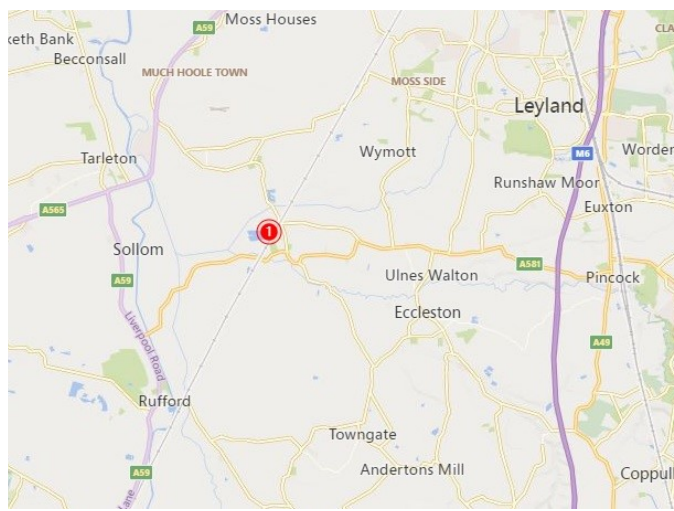
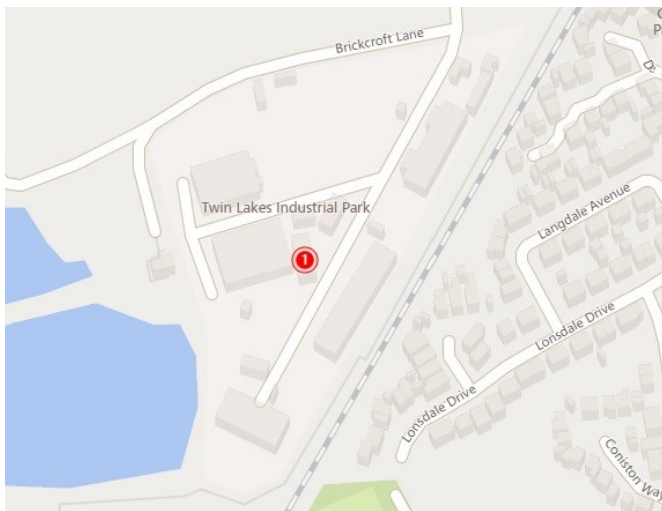
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## Location

The property is located on the popular Twin Lakes Industrial Estate on the outskirts of the village of Croston in West Lancashire. Croston provides for a good level of local amenities including shops, pubs and restaurants whilst the town of Leyland is just a short drive away and provides additional services including banks, supermarkets, etc.

## Description

A new build commercial workshop/warehouse facility constructed with steel portal frame with an eaves height of circa 5 metres. Providing open plan accommodation, up and over roller shutter access to front and rear elevations, full curtain glazed walling to reception leading to stairwell to mezzanine which also benefits natural lighting from the glazed curtain walling. Large concrete surfaced enclosed rear yard extending to circa 0.1 acre.

**\*expected completion January 2024**

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

## Planning

All prospective tenants should satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## Accommodation

The property offers the following accommodation.

	SQ M	SQ FT
GF Warehouse	185.80	2,000
FF Mezzanine	46.45	500

## Rating

All prospective tenants should make their own enquiries regarding the rateable value for the unit. However it is believed that the unit will benefit a rating assessment that falls below the threshold for small business rates relief.

## Rental

£32,500 per annum exclusive

## Terms

The premises are available to let on new effective full repairing and insurance lease terms. A deposit will be requested subject to terms to be agreed.

## Estate Charge

The Landlord charges an estate charge for the ongoing provision of estate services and maintenance of estate common facilities.

## VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed that VAT is not applicable on this transaction. Your legal adviser will verify.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the release of any legal documentation

## EPC

An Energy Performance Certificate will be made available upon request.

## Enquiries & Viewings

Strictly by appointment with the agents

Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)

Tel: 01772 876456

## Subject to contract

Oct 2023 Ref: AG0716

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### Money Laundering

In order to discharge our legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/ lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.