

Unit 13 Twin Lakes Industrial Park,
Bretherton Road, Croston PR26 9RF

to let

Industrial premises
139.35 SQM (1,506 SQFT)



Please note this is not the subject unit but the next door unit following refurbishment

£13,000 per annum

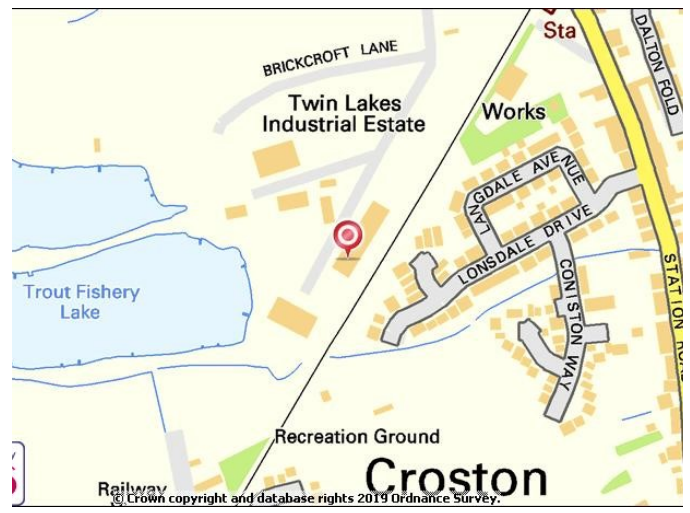
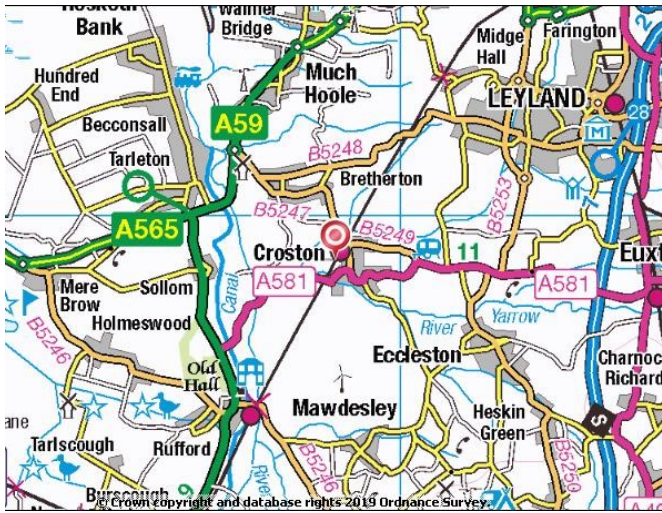
- Situated on popular managed industrial estate
- 4 metre eaves height
- Car parking and loading apron to front of building
- Secure site benefiting estate CCTV
- Onsite facilities including café

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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 traditional mid terraced commercial unit providing clear open span workshop/warehouse accommodation with office facility bolted on by way of an outrigger to the front elevation. A roller shutter access door leads into the unit from a loading apron at the front of the building where a number of car parking spaces are also provided.

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
Warehouse & offices	139.35	1,506

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

£13,000 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

Tel: 01772 876456

Subject to contract

Oct 2024 Ref: AG0784

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