



Unit 13 Twin Lakes

Bretheron Road, Croston PR26 9RF

Warehouse Premises

139.35 SQM (1,506 SQFT)

£13,500 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 and onsite facilities including café

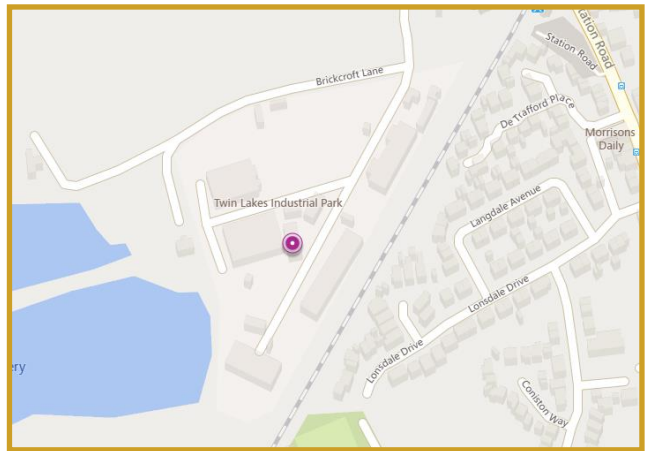
To Let

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e: info@parkinsonre.com

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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

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQM	SQFT
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.

	Rateable Value	Estimated Rates
Shop & Premises	£6,000	£2,796 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£13,500 per annum exclusive.

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 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 issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0784 April 2025.

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Wigan, WN3 6PR

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Subject to contract

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MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.