



**TO LET Units 6 and 20 Fylde Road Industrial Estate Fylde Road
Preston PR1 2TY**

23,910 ft² / 2,221 m² Single storey warehouse/light industrial unit with good quality offices and potential for trade counter/showroom use.

- Prominently located premises with a secure gated service yard/car park
- Extensive frontage to the A583 Fylde Road and approximately 0.5 miles from Preston City Centre
- Popular commercial locality adjacent to the University of Central Lancashire

The Fylde Road Industrial Estate is prominently situated on the A583 within 0.5 miles of Preston City Centre in a popular commercial location close to the University of Central Lancashire.

Description

A well appointed single storey warehouse/light industrial unit with good quality offices, canteen and WC facilities.

The premises have the benefit of a secure gated service yard/car parking area together with additional car parking facilities within the Estate's communal car park situated further down Fylde Road.

Accommodation

The gross internal floor area extends to approximately 23,910 ft²/2,221 m².

Plans attached to the particulars illustrate the layout of the unit which incorporates good quality offices. Loading facilities directly off the service yard and private office entrance facilities if required from the communal car park off the Fylde Road Industrial Estate.

The unit has a concrete floor, a pitched insulated roof supported on mild steel trusses, sodium lighting, double glazed windows to front and rear elevations.

Headroom below the trusses is 15' 6" and the loading facilities via a roller shutter door 14' 2" wide by 11' 10" high.

Assessment

We are verbally advised by Preston City Council that the premises are assessed as follows:

Rateable Value:	£55,500
Rates Payable 2014/2015:	48.2 p in the £

Services

All mains services are connected including an estate supplied service sprinkler system and fire alarm.

Planning

Previously used as a storage and office facility by the University of Central Lancashire, the premises are considered suitable for a wide range of warehouse, light industrial or trade counter/showroom type uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department 01772 906581.

Service Charge

A service charge is levied for the maintenance of the Fylde Road Industrial Estate with a current budget of £27,000 per annum. Units 6 and 20 are responsible for 37.62% of the total.

Lease

The premises are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon effective full repairing and insuring terms by way of service charge.

Each party is to be responsible for their own legal costs involved in the transaction.

Rental

£3.50 per square foot, exclusive of rates, payable quarterly in advance by standing order. Rent and service charges are subject to VAT at the prevailing rate.

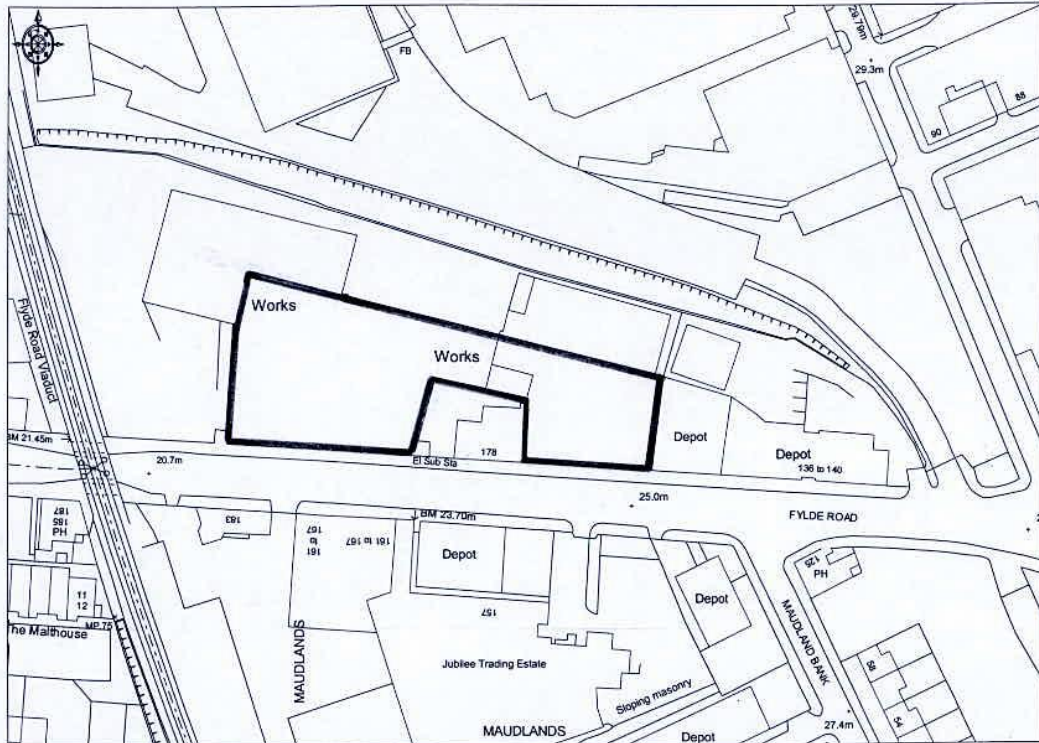
EPC

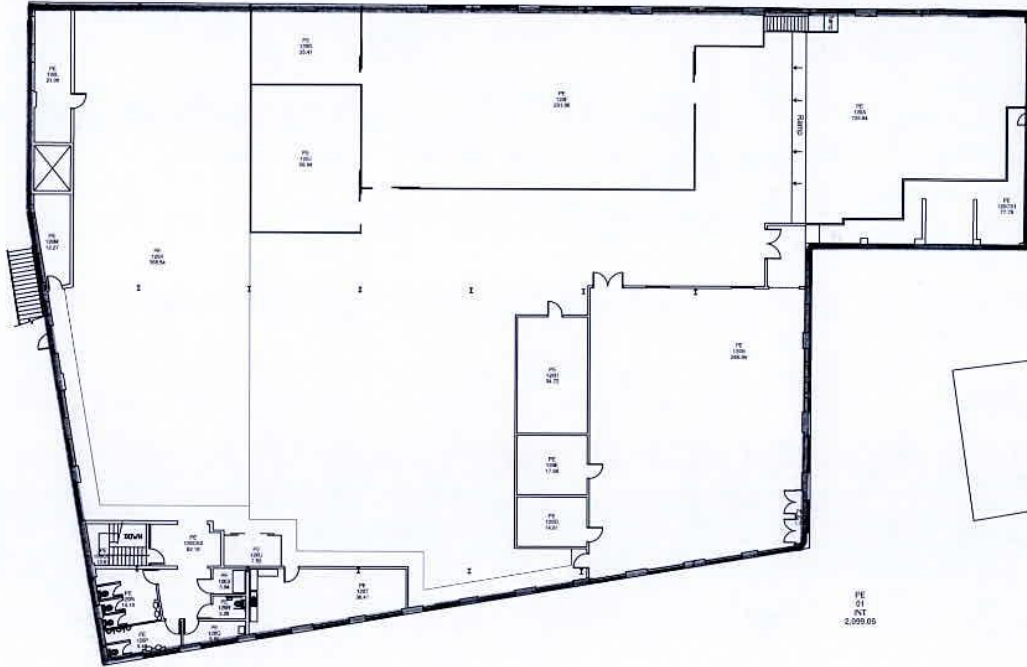
A copy of the EPC is available from the agent's office.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: info@hdak-uk.com

Fylde Road Industrial Estate
Fylde Road Preston PR1 2TY





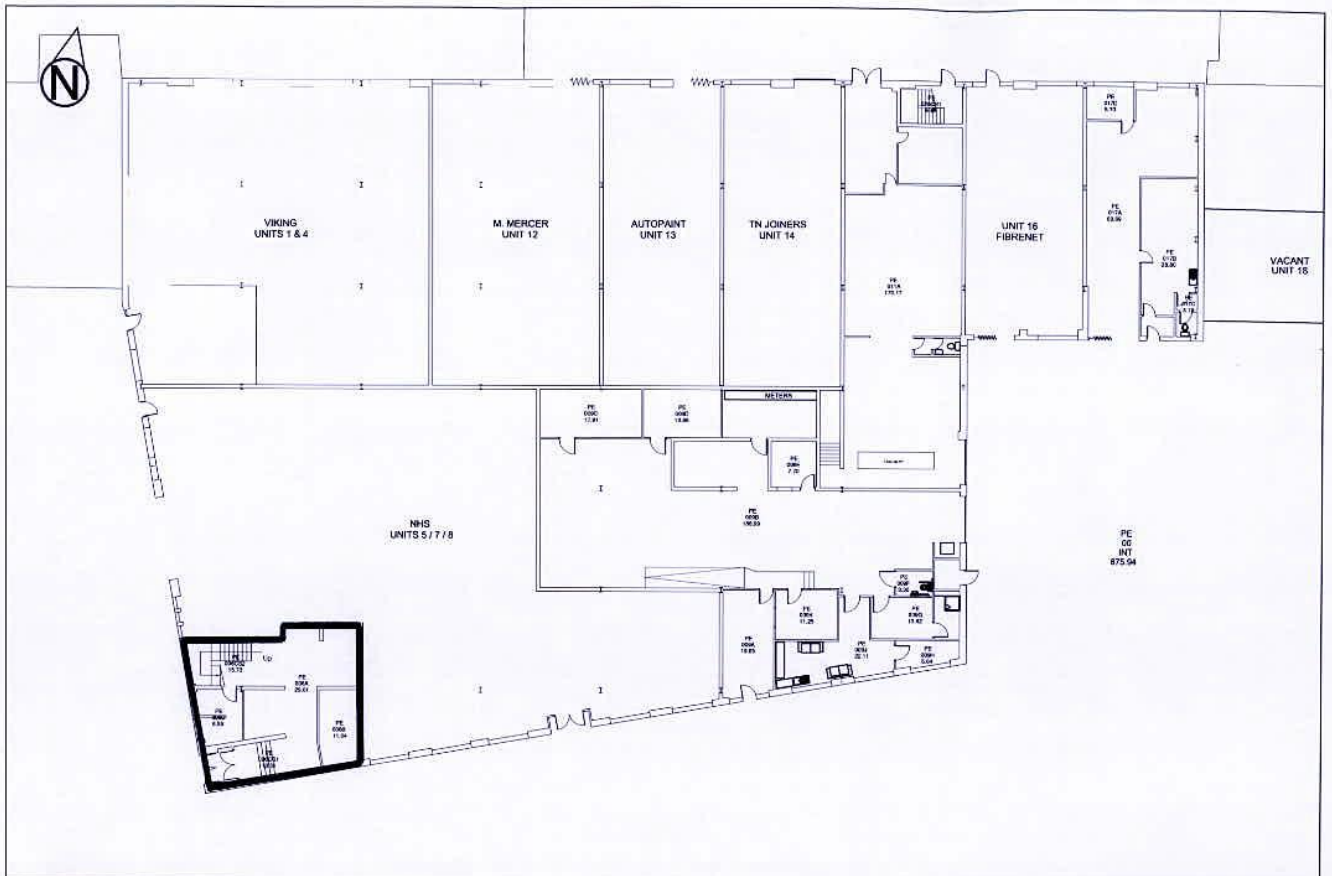
FM Estates
Property Team
Tel: 01772 892046


BUILDING
Peel Building

FLOOR: First Floor
SITE: City Campus

Drawn: Mark Elery
Date: 18/01/10

Scale: 1/200
Cell Reference: U:\CityCampus\Peel\1010



 FM Estates Property Team Tel: 01772 892046	BUILDING: Peel Building	FLOOR:	Drawn:	Scale:
		FLOOR: Ground Floor	Mark Ellery	1:200
		SITE:	Date:	Cell Reference:
		City Campus	05/03/09	UCL\app\Org\Lin\ref