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COMMERCIAL PROPERTY CONSULTANTS

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**TO LET**  
**INDUSTRIAL UNIT**  
**UNIT 5**  
**CAMPBELL STREET INDUSTRIAL ESTATE**  
**PRESTON**  
**PR1 5LX**



**APPROXIMATE TOTAL FLOOR AREA: 1,133.66 SQ M (12,202 SQ FT)**

**LOCATION**

Campbell Street is situated adjacent to Ribbleton Lane in a densely developed commercial and residential area approximately 1 mile to the east of Preston City Centre. Junction 31 of the M6 motorway is a 5 minute drive away and provides easy access into the remainder of the North West and national motorway network.

Unit 5 forms part of the larger Campbell Street Industrial Estate which comprises a series of self contained industrial units having shared access, manoeuvring and loading / car parking and a large yard facility. This part of Preston is the principal trade counter area and many national / local companies are represented in adjacent buildings including electrical / plumbing wholesale, household, self store, tool hire and gymnastics club etc.

**DESCRIPTION**

The building comprises self contained industrial / warehouse accommodation of steel portal framed construction having a concrete floor with insulated profile metal clad walls to an eaves height of 6.6 metres beneath an insulated profile metal clad roof which includes 10% roof lights. The building includes ground and first floor offices and access is via a 4.5m x 4.5m metal roller shutter door directly from the yard area leading from Campbell Street. Car parking is available at the rear, and security gates are locked outside normal working hours.

**ACCOMMODATION**

|           |              |                |
|-----------|--------------|----------------|
| Warehouse | 1,133.6 sq m | (12,202 sq ft) |
|-----------|--------------|----------------|

**TERMS**

The building is available by way of a new 3 year full repairing and insuring lease, but otherwise on terms to be agreed.

**RENTAL**

£36,600 per annum (£3.00 per square foot). This rent is exclusive of business rates, service charge, and utility costs.

**SERVICE CHARGE**

A service charge is levied to cover the cost of maintenance and management of the communal areas. Further details upon request.

**SERVICES**

All mains services are connected. The building contains a lighting installation. Male / female toilets are installed.

**RATEABLE VALUE**

£29,750 (2010 list) Estimated Rates Payable £14,050 (2013/2014)

**VAT**

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

**EPC**

Available on request.

**LEGAL FEES**

Each party to be responsible for its own legal costs in connection with the transaction.

**VIEWING**

Danny Pinkus T: 01772 769000 E: [danny@pinkus.co.uk](mailto:danny@pinkus.co.uk) or our joint agent Nick Kos at Bailey Deakin Hamiltons 01772 337733.

**[www.pinkus.co.uk](http://www.pinkus.co.uk)**

| WAREHOUSE | WAREHOUSE FLOOR SPACE  | TOTAL GROUND FLOOR OFFICE SPACE | TOTAL GROUND FLOOR NET AREA | TOTAL NET AREA GROUND - FIRST FLOOR |
|-----------|------------------------|---------------------------------|-----------------------------|-------------------------------------|
| UNIT 1    | 1059.18 M <sup>2</sup> | 305.7 M <sup>2</sup>            | 1364.88 M <sup>2</sup>      | ---                                 |
| UNIT 2    | 1529.75 M <sup>2</sup> | 38.8 M <sup>2</sup>             | 1568.55 M <sup>2</sup>      | ---                                 |
| UNIT 3    | 578.9 M <sup>2</sup>   | 37.67 M <sup>2</sup>            | 616.57 M <sup>2</sup>       | ---                                 |
| UNIT 4    | 847.96 M <sup>2</sup>  | 63.1 M <sup>2</sup>             | 911.06 M <sup>2</sup>       | 863.75 M <sup>2</sup>               |
| UNIT 5    | 871.12 M <sup>2</sup>  | 144.71 M <sup>2</sup>           | 1015.83 M <sup>2</sup>      | 1133.63 M <sup>2</sup>              |



A ON PLAN ABOVE SHOWING ADDITIONAL WORK AS WELL AS FENCED OFF AREA OF HENRIETTA STREET

B ADDITIONAL WORKING AREA ALONG HENRIETTA STREET, AS WELL AS ALTERATIONS TO TOTAL AREA TO INCLUDE FIRST FLOOR

C ALTERATIONS MADE TO UNIT 4 AND UNIT 5, WITH THE ADDITION OF UNIT 2A

D ALTERATIONS MADE TO UNIT 4 AND UNIT 5 FOLLOWING CHECK SURVEY

E FURTHER ALTERATIONS MADE TO UNIT 4 AND UNIT 5 FOLLOWING CHECK SURVEY

1. The drawing is subject to copyright and its use is to be limited to the project for which it was prepared.

2. Do not scale this drawing - Check all dimensions on site.

Checked by: \_\_\_\_\_

Project: Secure Car Park - Campbell Street

Client: Ringwood Limited

Project No: M28/1578

Issue: 1/07/20

Scale: 1:200

Drawn by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Project: CASSIDY + ASHTON

Project No: 1300

Client: C+A