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TO LET
INDUSTRIAL UNIT
UNIT 27
CAMPBELL STREET INDUSTRIAL ESTATE
PRESTON
PR1 5LX



APPROXIMATE TOTAL FLOOR AREA: 792 SQ M (8,525 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 27 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 two 4.5m x 4.5m metal roller shutter doors directly from the yard area leading from Campbell Street. Car parking is available at the front, and security gates are locked outside normal working hours.

ACCOMMODATION

Warehouse	285.36 sq m	(6,301 sq ft)
Two Storey Offices	206.64 sq m	(2,224 sq ft)
Mezzanine	181.00 sq m	(1,948 sq ft)
Total	792.00 sq m	(8,525 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

£27,700 per annum (£3.25 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

To be assessed.

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

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