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CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY PRESTON PR2 2YP
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TO LET
INDUSTRIAL UNIT
UNIT 3
CAMPBELL STREET INDUSTRIAL ESTATE
PRESTON
PR1 5LX



APPROXIMATE TOTAL FLOOR AREA: 614.77 SQ M (6,617 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 3 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 floor offices and access is via a metal roller shutter door directly from Campbell Street. Car parking is available at the rear, and security gates are locked outside normal working hours.

ACCOMMODATION

Warehouse	576.9 sq m	(6,210 sq ft)
Offices	37.87 sq m	(407 sq ft)
Total	614.77 sq m	(6,617 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

£17,870 per annum (£2.70 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

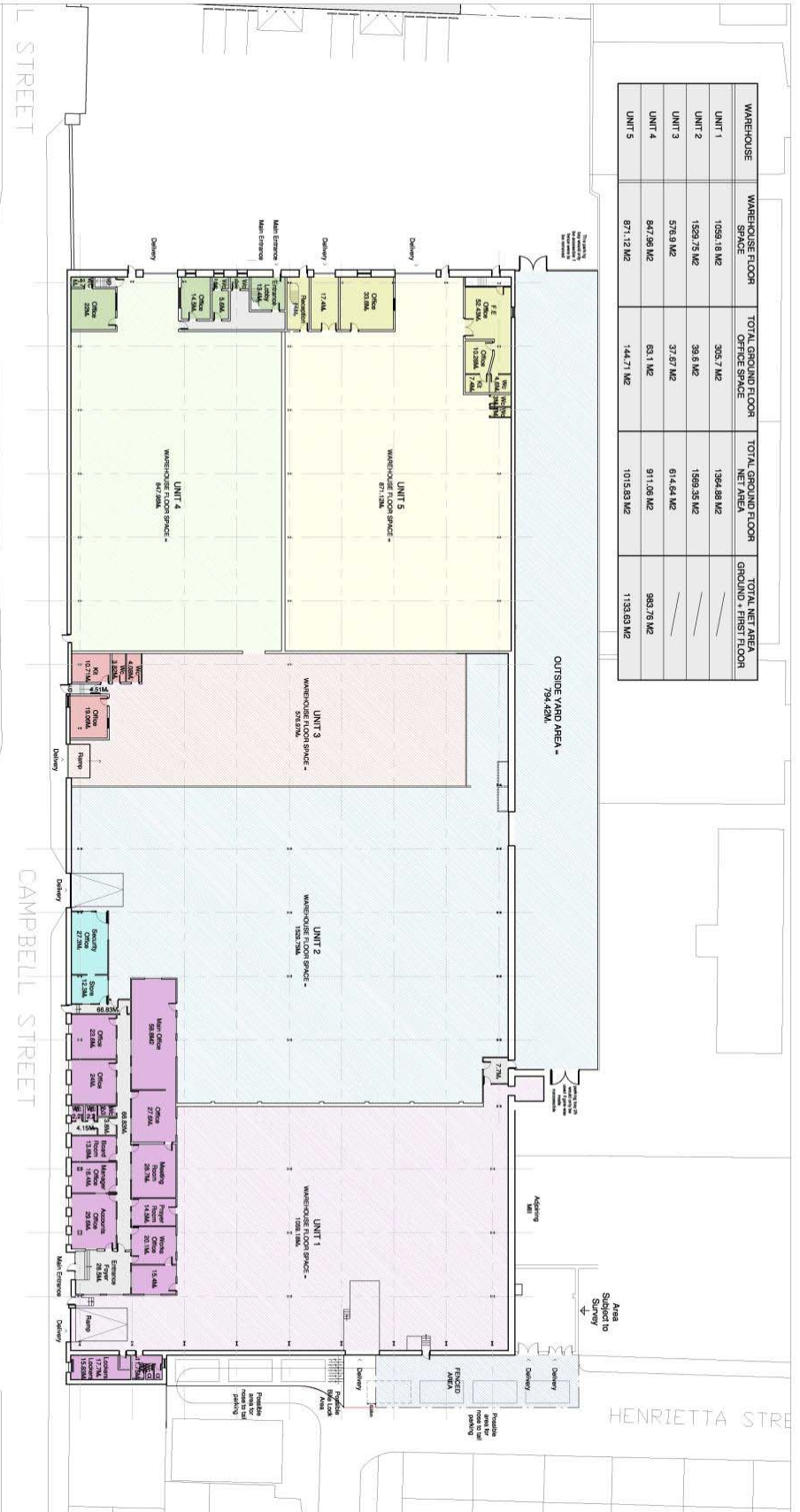
Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

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

www.pinkus.co.uk

WAREHOUSE	WAREHOUSE FLOOR OFFICE SPACE	TOTAL GROUND FLOOR OFFICE SPACE	TOTAL GROUND FLOOR NET AREA	TOTAL NET AREA GROUND + FIRST FLOOR
UNIT 1	1099.18 M ²	303.7 M ²	1364.89 M ²	—
UNIT 2	1509.75 M ²	39.6 M ²	1509.35 M ²	—
UNIT 3	576.9 M ²	37.67 M ²	614.54 M ²	—
UNIT 4	647.96 M ²	63.1 M ²	911.06 M ²	993.76 M ²
UNIT 5	871.12 M ²	144.71 M ²	1015.83 M ²	1133.63 M ²



<p>A. IS TO BE ADDED TO THE EXISTING FLOOR PLAN AS WELL AS TO BE ADDED TO THE FIRST FLOOR PLAN.</p> <p>B. ARE TO BE ADDED TO THE EXISTING FLOOR PLAN AS WELL AS TO BE ADDED TO THE FIRST FLOOR PLAN.</p> <p>C. ALTERNATIONS MADE TO UNIT AREAS WITH THE ADOPTION OF UNIT 2(A).</p> <p>D. ALTERNATIONS MADE TO UNIT LAYOUT FOLLOWING CHECK SURVEY.</p> <p>E. FURTHER ALTERNATIONS MADE TO UNIT LAYOUT FOLLOWING CHECK SURVEY.</p>	<p>1. This drawing is a preliminary drawing and is not to be used for construction purposes.</p> <p>2. Do not scale this drawing - Check all dimensions on site.</p> <p>Checked By: _____</p>	<p>Project: Secure Car Park - Campbell Street</p> <p>Client: Moorpark Limited</p> <p>Drawn: MGR</p> <p>Scale: 1:250</p> <p>Date: 07/2023</p> <p>Sheet: 101</p> <p>Of: 1</p> <p>Scale: 1:250</p> <p>Date: 07/2023</p> <p>Sheet: 101</p> <p>Of: 1</p>
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