



**TO LET UNIT 462 WALTON SUMMIT CENTRE BAMBER BRIDGE
PRESTON PR5 8AR**

3,289 ft² / 305 m² Single storey warehouse/light industrial unit with additional mezzanine
of 2,214 ft² /205 m²

- Preston's premier industrial estate
- Adjacent to junction 29 of the M6, junction 9 of the M61 and junction 2 of the M65 motorways
- Fitted to a good standard throughout with a high office content, the landlords are prepared to adapt the premises to suit individual tenant requirements

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Walton Summit is the premier industrial and warehouse estate in central Lancashire, superbly located adjacent to the M6, M61 and M65 motorways.

The unit is prominently situated adjacent to Ranglet Road, just off Four Oaks Road, the principal estate road within Walton Summit.

Description

A modern single storey warehouse/light industrial unit with the benefit of a fully fenced and secure concreted service yard.

The unit incorporates office, kitchen and WC facilities together with additional mezzanine storage facilities.

Servicing is from the rear of the property via a 12' high by 12' wide roller shutter door.

Private car parking for 5/6 vehicles is provided alongside the end of unit 462.

Accommodation

The gross internal floor area extends to approximately 3,289 ft² / 305 m².

The unit incorporates extensive office accommodation, together with kitchen, and male and female WC facilities.

An additional mezzanine facility provides a further 2,214 ft² of storage.

Assessment

The property is entered onto the rating list at a rateable value of £16,500

Rates Payable 2018/2019: 48.0p in the £

Services

The premises have a 3 phase power supply, electric panelled wall heaters to the offices and gas blown air heating to the warehouse.

Lease

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

The lease shall be upon full repairing and insuring terms.

Rental

£18,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

The Energy Performance Asset rating is Band D76. A full copy of the EPC is available at www.epcregister.com.

Viewing

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