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**TO
LET**



QUALITY TRADE COUNTER/WAREHOUSE PREMISES AND LARGE YARD AREA

770 m² (8,289 ft²)

Caxton House
Caxton Road
Fulwood
Preston
PR2 9ZB

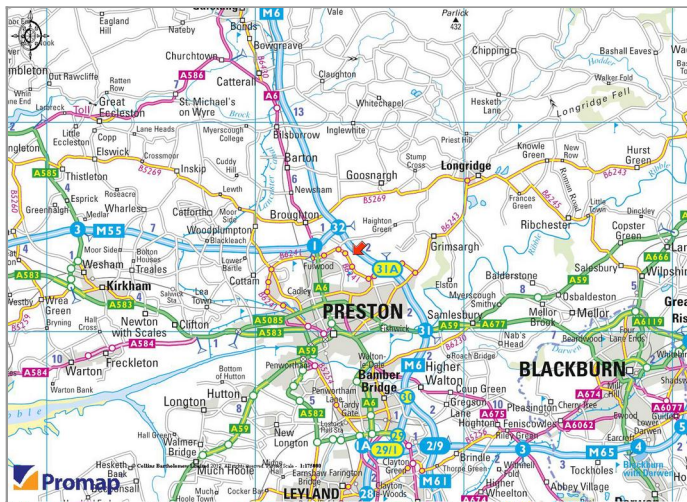
- Well established business park location
- Detached property with large car park/yard extending to circa 1,150 sq m
- Quality trade counter and office specification
- Tenants incentives available, subject to terms

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Location

The premises are located in the established North Preston Employment Area providing excellent access to the motorway network via junction 1 of the M55 and junctions 31(a)/32 of the M6 motorway.

The unit is positioned in a profile location with other prominent occupiers within the immediate vicinity including the Royal Mail, HSBC Bank, Asda and the Lancashire Evening Post.

Please refer to the attached location plan.

Description

A detached prestigious trade counter/warehouse unit of portal frame construction with profile clad elevations beneath pitched profile clad roof. The premises offer well laid out accommodation comprising well fitted out offices at ground and first floor level, a trade counter in addition to the main warehouse and a mezzanine floor areas. The unit benefits from comfort cooling, fully networked IT, suspended ceilings, category II lighting, remote controlled electric shutters and retractable security bollards.

The unit also benefits from an eaves height of approximately 6.6 metres rising to 8.3 metres in the apex.

Externally the property benefits from a large yard area in addition to well maintained landscaping.

Accommodation

The approximate gross internal floor areas have been calculated as follows:

	m ²	ft ²
Ground floor		
Warehouse	335	3,606
Offices	195	2,110
First floor		
Offices	105	1,130
Mezzanine	135	1,453
Total	770	8,289

The car parking/yard has been estimated to extend to approximately 0.115 hectares (0.285 acres) - 1,150 m².

Services

It is understood that the premises benefit from mains services, including 3 phase electricity, gas, water and drainage.

Rating Assessment

We understand that the premises have a rating assessment of £41,000.

Rates are currently payable at 45.8p in the £ for the year 2012/2013.

Planning

We understand that the premises are suitable for uses generally within class B1, B2 & B8 of the Use Classes Order 2010.

We suggest however, that all interested parties make their own enquiries of the Planning Department at Preston City Council – 01772 906581.

Tenure

The premises are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

Energy Performance Certificate

Energy Performance Certificate
Non-Domestic Building

Certificate Reference Number: 0160-0932-2449-3425-4002

Energy Performance Asset Rating

63 (D) - This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	780
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	64.75

Benchmarks

Buildings similar to this one could have rating as follows:
27 If newly built
73 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Rental

Upon Application

VAT

All rentals quoted are subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk