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**TO LET
(MAY SELL)**



INDUSTRIAL UNIT WITH SHARED SECURE YARD AREA

180 m² (1,938 ft²)

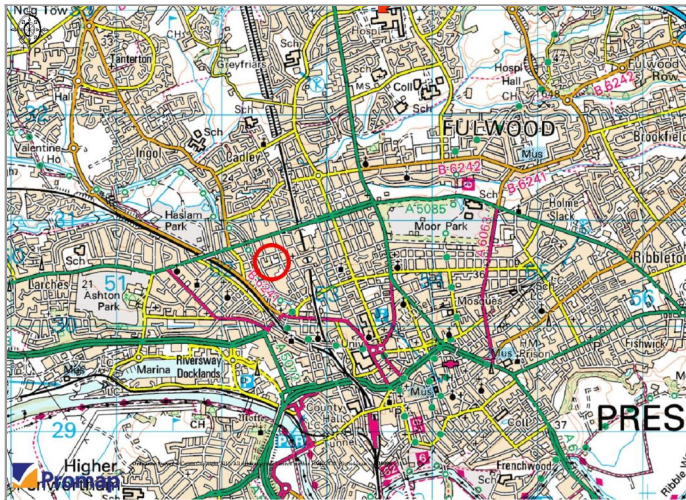
235 Eldon St
Preston

- Self-contained unit
 - Shared but secure yard area in addition to on street parking
 - Well located for city centre and suburbs of Preston
 - Security shutters, flood lighting and alarm
 - Tenants incentives available
- www.eckersleyproperty.co.uk

01772 883388

Starkie Court
13 Starkie Street
Preston
Lancashire
PR1 3LU

T | 01772 883388
F | 01772 881602
E | all@eckersleyproperty.co.uk



Location

The unit is situated fronting Eldon Street close to its junction with Parker Street which connects to Blackpool Road (A5085) being one of the main arterial routes through Preston providing easy access to the motorway network with Junction 31 of the M6 motorway being approximately 2 miles to the East.

Preston City Centre lies less than 1 mile to the South East.

Description

The unit forms part of 4 back to back units with the subject unit fronting Eldon Street and benefitting from a shared secure yard area.

The property is of portal frame construction surmounted by profile steel clad walls beneath profile clad roof.

Internally the accommodation offers a ground floor office in addition to a storage/workshop area and WC/amenity facilities together with a mezzanine floor above.

The mezzanine is generally open plan other than some studded walls and a kitchenette.

The premises generally benefit from uPVC double glazing, fluorescent lighting, concrete floor, 3 phase electricity, security shutters/grills and an intruder alarm system.

The unit is accessed via a security shuttered personnel door and a commercial roller shutter door from the yard area which offers 2 car parking spaces to the front. Further on street parking is available within the immediate vicinity.

Accommodation

The unit has been estimated to extend to the following gross internal floor area:

| | m ² | ft ² |
|-------------------------|----------------|-----------------|
| Ground floor (unit) | 72 | 775 |
| Ground floor (office) | 18 | 194 |
| First floor (mezzanine) | 90 | 969 |
| Total | 180 | 1,938 |

Services

The unit benefits from mains electricity (3-phase), water and drainage.

Rating Assessment

The premises have a current rating assessment of £6,800.

Interested parties are, however, advised to make their own enquiries with Preston City Council (tel. 01772 906972).

Planning

The unit, we believe, has a permitted use generally within Class B1 of the use classes Order 2005.

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council tel. 01772 906912.

Terms

The unit is available on a leasehold basis for a term of years to be agreed or alternatively our client may consider a sale of the freehold.

Rental

£8,000 per annum, exclusive.

Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building

UNIT 5
237 Eldon Street
Ashton-on-Ribble
PRESTON
PR2 2BB

Certificate Reference Number:
0270-4996-0302-3611-3070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



| Technical Information | | Benchmarks |
|--------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Main heating fuel: | Grid Supplied Electricity | Buildings similar to this one could have ratings as follows: 43 If newly built 129 If typical of the existing stock |
| Building environment: | Heating and Natural Ventilation | |
| Total useful floor area (m ²): | 179 | |
| Building complexity (NOS level): | 3 | |
| Building emission rate (kgCO ₂ /m ²): | 77.41 | |

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

VAT

The unit does not attract VAT.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Fiona Warren

Email: mac@eckersleyproperty.co.uk
fiona@eckersleyproperty.co.uk