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**TO
LET**



WELL PRESENTED INDUSTRIAL UNIT WITH LARGE SECURE YARD

254 m² (2,764 ft²)

**Ambrose House
Braconash Road
Leyland
PR25 3ZE**

- Established and sought after business park location
- Available with immediate vacant possession
- High quality offices and reception
- Secure concrete surfaced yard including weighbridge

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

The property is situated on Braconash Road close to its junction with Golden Hill Lane providing easy access to the M6 motorway via either junction 28 or 29, which in turn intersects with the M61 & M65 motorways. Neighbouring occupiers include C&W Berry Ltd, UPS and Royal Mail.

Leyland town centre lies approximately 1 mile east offering a range of amenities in addition to Leyland Railway Station located on the West Coast mainline.

Description

A detached industrial unit of portal frame construction surmounted by profile clad elevations beneath profile clad roof.

The premises provide an industrial unit together with two-storey offices and storage. The entire building benefited from significant refurbishment works circa 4 years ago including new clad elevations and roof. The unit generally offers LED lighting, 3 phase electric and concrete floor with a painted finish and is accessed via a commercial roller shutter door.

The offices are accessed via an attractive entrance and provide a mix of open plan and cellular accommodation, benefiting from LED lighting, suspended ceilings, raised access floors, comfort cooling/heating and generous staff amenity areas.

The yard is of concrete finish including a weighbridge.

Accommodation

The unit extends to the following approximate gross internal floor areas:-

	m ²	ft ²
Ground Floor Warehouse	174	1,873
First Floor Offices	41	441
First Floor Storage	39	420
Total	254	2,764

Gross site area of circa 0.26 acres.

Services

We understand that mains electricity (3-phase), water and drainage are available to the premises.

Rating Assessment

The premises have a Rateable Value of £14,750.

Interested parties are advised to make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

We understand the premises benefit from an established use generally within Class B2/B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries of the local planning authority at South Ribble Borough Council (www.southribble.gov.uk).

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking Rent

£28,500 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Energy Performance Certificate

OFFICE BLOCK AMBROSE HOUSE Ambrose Plant Unit Braconash Road LEYLAND PR25 3ZD	Energy rating B	Valid until: 10 April 2034 Certificate number: 1152 4261 9046 6410 3606
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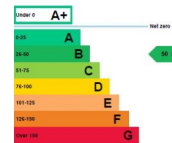
Property type	Offices and Workshop Businesses
Total floor area	255 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

We understand that the rental will be subject to VAT at the standard rate.

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: preston@eckersleyproperty.co.uk