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**TO
LET**



WAREHOUSE/INDUSTRIAL PREMISES WITH SUBSTANTIAL YARD AREA

1.67 hectares (4.12 acres)

5,623 m² (60,521 ft²)

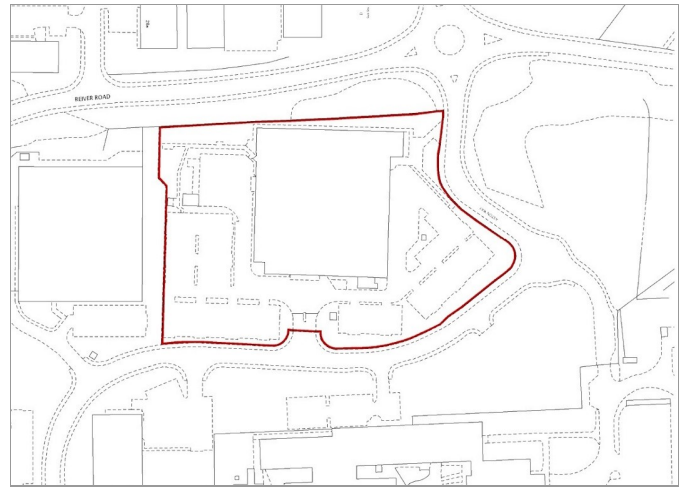
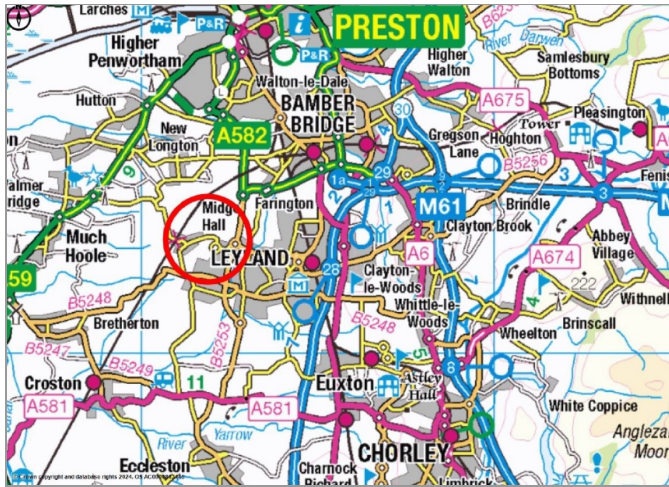
**Unit 1
Aston Way
Leyland
PR26 7UX**

- Established business park location
- Quality offices
- Eaves height approximately 7 & 7.5 m
- Secure site with electric gate & CCTV
- Circa 2.35 acres of predominantly concrete surfaced yard/parking

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Location

The property is situated on the Moss Side Industrial Estate, which is located 2 miles west of Junction 28, and 4 miles from Junction 29 of the M6 Motorway.

The industrial estate is approximately 1 mile north west of Leyland and 5 miles south of Preston. Other occupiers on the development include Fedex and Dr Oetker.

Description

The property comprises a substantial detached modern warehouse/industrial building being of portal frame construction with profile metal sheet cladding beneath metal clad roof originally constructed during the late 1990's and subsequently extended in 2000.

Offices are provided to the eastern elevation with separate main customer facing and works entrance with accommodation arranged over 2 floors. The offices provide a mixture of open plan and cellular accommodation including suspended ceilings with CAT2 lighting, raised data flooring, air conditioning and passenger lift.

The main warehouse provides generally clear span accommodation with an approximate eaves height of 7.5 m whilst the more recent extension circa 7.0 m. The warehouse benefits from LED lighting and concrete floor accessed via 9 commercial roller shutter doors from the substantial secure concrete yard area with electrically operated gate, flood lighting and CCTV.

Accommodation

We have estimated the property extends to the following gross internal floor areas:

	m ²	ft ²
Main Warehouse	2,890	31,106
Extension	1,055	11,355
Ground floor offices	839	9,030
First floor offices	839	9,030
Total	5,623	60,521

The building sits within an approximate 4.12 acre site with yard areas predominantly concrete surfaced and estimated to extend to circa 2.35 acres.

Services

It is understood that all mains services are connected to the property including electricity (3-phase (capacity to be confirmed)), gas, water and drainage.

Rating Assessment

The property has a Rateable Value of £257,500.

Interested parties are recommended to make their own enquiries via the local rating depart at South Ribble Borough Council (www.southribble.gov.uk).

Planning

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

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, 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.

Rent

Upon application.

Photographs and Plans

All photographs and plans included within these particulars are for indicative purposes only and should not be relied upon.

Legal Costs

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

Energy Performance Certificate

Tontrak (Development) Ltd 1 Aston Way Moss Side LEYLAND PR26 7JX	Energy rating D	Valid until: 19 April 2028 Certificate number: 9699-3096-0337-0400-6625
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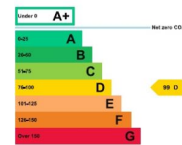
Property type	B8 Storage or Distribution
Total floor area	7,235 square metres

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 D.



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

All figures quoted will be subject to VAT at the standard rate.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk



