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**TO
LET**



INDUSTRIAL UNITS WITH ASSOCIATED PARKING

724 m² (7,794 ft²) — 1,798 m² (19,350 ft²)

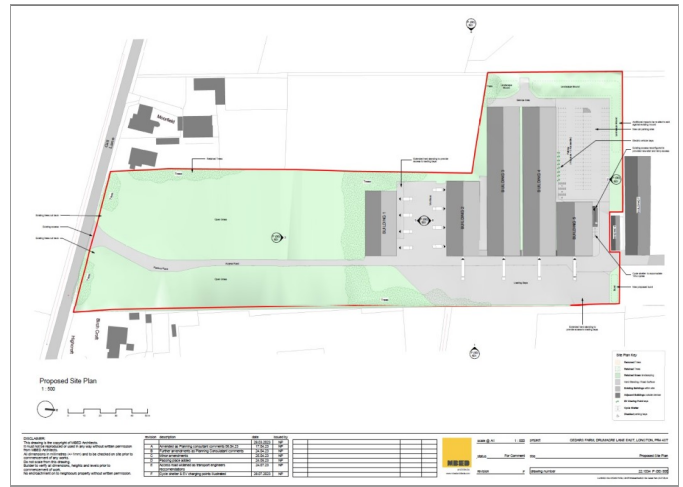
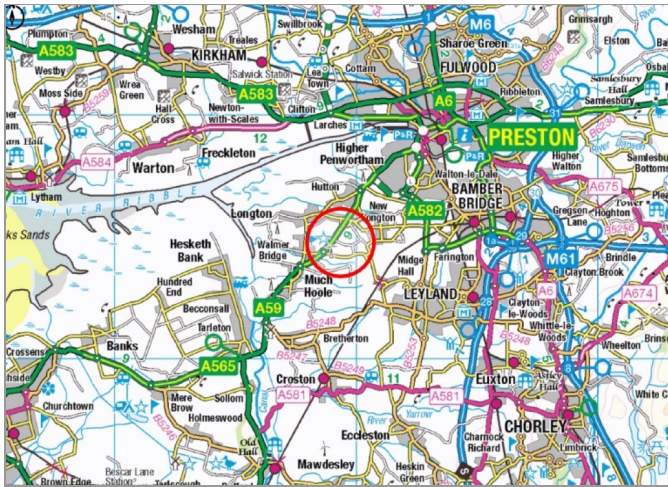
**Cedars Farm
Drumacre Lane East
Longton
Preston
PR4 4SD**

- Accessible location
- Competitive asking rents
- Flexible terms
- Available as a whole or in part

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 premises are to be accessed off Gill Lane in the Little Hoole area with direct access from the A59 Longton Bypass, 6 miles south west of Preston.

Access and communications are good. The A59 is the main track road link from Preston to Liverpool and connects to Burscough and Ormskirk. There is also a direct route to Southport 8 miles to the west. The M6 motorway is accessible via Junction 28 (Leyland) & 29 (Bamber Bridge) both approximately 5 miles to the east.

Description

A range of steel portal frame buildings with metal profile clad insulated walls and pitched roof. Each building unit offers clear span accommodation with access points at gable elevations.

The units are served by a concrete service road and a hardcore vehicle parking and service area is to be provided.

Accommodation

The property has an approximate gross internal area as follows:

	m ²	ft ²
Building 1	Let	Let
Building 2	Let	Let
Building 3	1,798	19,350
Building 4a	Under Offer	Under Offer
Building 4b	Let	Let
Building 5	724	7,794

Services

We understand the premises benefit from mains electricity, water and drainage. Interested parties must, however, make their own separate enquiries regarding services.

Rating Assessments

The premises are to be separately assessed for rates. Interested parties should, however, make their own direct enquiries of the local rating authority at South Ribble Borough Council.

Planning

The building complex is subject to a planning approval granted by South Ribble Borough Council for a change of use to B2 & B8 usage (Planning Ref 07/2023/00457/FUL). The application is subject to Policy G2 in the adopted Local Plan. Access to the units will be via Gill Lane.

Terms

The units are available individually or as blocks by way of new lease agreements for a term of years to be agreed.

Estate Charge

An estate service charge will be levied for the upkeep and maintenance of the sites common areas.

Asking Rental

£3.50 per sq ft.

Energy Performance Certificate

Unit 2 Cuddeon Farm Downs Lane Longton PRESTON PR14 4SD	Energy rating D	Valid until: 8 October 2033 Certificate number: 0072-4114-7438-4479-3950
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Property type	Storage or Distribution
Total floor area	924 square metres

Rules on letting this property

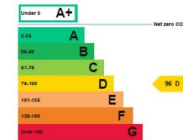
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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.



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

VAT

All rents quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk