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**TO
LET**



WAREHOUSE/INDUSTRIAL PREMISES WITH CANOPY & YARD

2,892 m² (31,129 ft²)

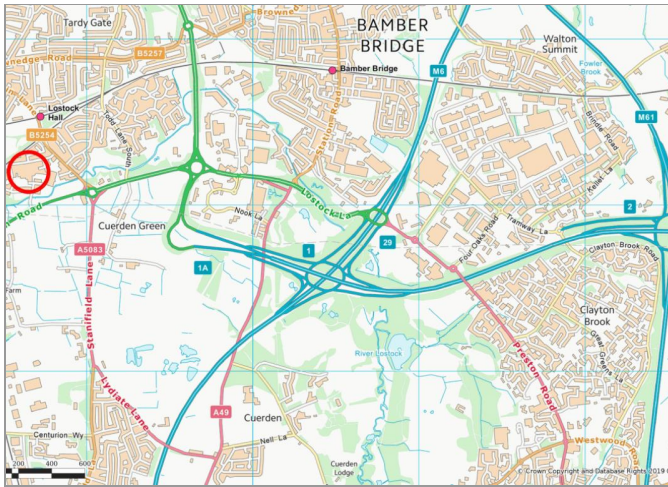
Part Cuerden Green Mill
Sherdley Road
Sherdley Road Industrial
Estate
Lostock Hall
PR5 5LP

- Very well located premises less than 1 mile from major motorway intersection of M6, M61 and M65
- Approximately 3.5 m to underside of beam
- Canopy and secure yard area
- Cost effective accommodation

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Location

The unit is situated within the well established Sherdley Road Industrial Estate close to its junction with Farington Road (A582) which is located immediately adjacent to the intersection between the M6, M61 and M65 motorways.

The location further provides excellent access to Lostock Hall, Leyland and Preston.

Description

A substantial north light mill which has recently been re-roofed.

The premises offer substantial accommodation with steel stanchions throughout at approximately 5.3/6.6 m centres. Furthermore the height to the underside of the beam is 3.5 m or thereabouts.

The building benefits from a concrete floor and a newly installed electrically operated roller shutter door measuring 4.6m wide x 3.6 m high.

Externally the unit offers a secure concrete surfaced yard area with substantial loading canopy.

Accommodation

We have estimated the Gross Internal floor area extends to approximately 2,892 m² (31,129 ft²). The canopy extends to approximately 590 m² (6,350 ft²).

Services

Mains electricity (3 phase), water and drainage are available to the premises.

Rating Assessment

The property requires re-assessment.

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 lease for a term of years to be agreed.

Asking Rent

£100,000 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.

VAT

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

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building HM Government

Certificate Reference Number:

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/epc.

Energy Performance Asset Rating



Technical information

Main heating fuel:
 Building environment:
 Total useful floor area (m²):
 Building complexity (NOS level):

Benchmarks

Buildings similar to this one could have ratings as follows:
 45 If newly built
 67 If typical of the existing stock

Legal fees

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

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

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: preston@eckersleyproperty.co.uk