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**TO LET
(MAY SELL)**



INDUSTRIAL UNIT WITH SECURE YARD

405.1 m² (4,361 ft²)

**82 Wellfield Road
& 20 Atholl Street
Preston
PR1 8SN**

- Well presented industrial unit
- Established and accessible light industrial location close to the City Centre
- Prominent position fronting Wellfield Road
- Good working eaves height
- Secure hard surfaced yard

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Location

The property is within an established commercial area of Preston approximately half a mile from the City Centre and close to the University of Central Lancashire. The immediate surrounding area comprises a mix of trade outlets and light industrial uses.

Access and communication is good with easy access to the A59 and Preston railway station close by.

Description

A steel portal frame industrial building with brick infill walls and under cementitious roof panels incorporating translucent roof lights. Internally, the unit presents well, offering workshop and office accommodation as well as a showroom on the ground floor.

There is also a mezzanine level with additional workshop and office accommodation, together with kitchen and WC facilities.

The premises have LED lighting and access is via a single roller shutter door.

Externally, there is a secure tarmac yard area accessed off Brieryfield Road. The reception and roller shutter are also accessed from the yard.

Additionally, there is an extension of similar construction currently accessed from Atholl Street. The extension was previously connected via a doorway from the main workshop space. It is understood that this access can be reinstated with minimum works required.

Accommodation

We have estimated the Gross Internal Floor Areas as follows:

	m ²	ft ²
Ground Floor	216	2,325
Mezzanine	118.3	1,274
20 Atholl Street (extension)	70.79	762
Total	405.09	4,361

Services

We understand that the premises benefit from mains electricity (3-phase), gas, water and drainage.

Rating Assessment

The premises have two Rateable Values but are available as a whole:

No.	RV
82 Wellfield Road	£10,500
82a Wellfield Road	£4,100
20 Atholl Street (extension)	£3,700

Interested parties are advised to make their own enquiries with Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises existing use is generally within Class B8 of 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, Preston City Council.

Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Alternatively our clients may consider a disposal of both freehold interests. Further information available upon request.

Asking Rental

£31,500 per annum, exclusive.

Asking Price

On application.

Photographs and Plans

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

Energy Performance Certificate

ID: Wellfield Road PRESTON PR1 3JJ	Energy rating C	Valid until: 12 June 2034 Certificate number: 8790-8747-4798-5386-6989
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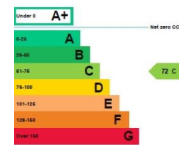
Property type	Offices and Workshop Businesses
Total floor area	325 square metres

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 C.



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.

Legal Costs

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

VAT

We understand that the rent/purchase price 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 Purchaser.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk