

Unit 3 Twin Lakes Industrial Park,
Bretherton Road, Croston PR26 9RF

to let

Industrial premises
172.00 SQM (1,850 SQFT)



£15,000 per annum

- Situated on popular managed industrial estate
- 4 metre eaves height
- Space to front and side of building for storage and parking
- Secure site benefiting estate CCTV
- Onsite facilities including café

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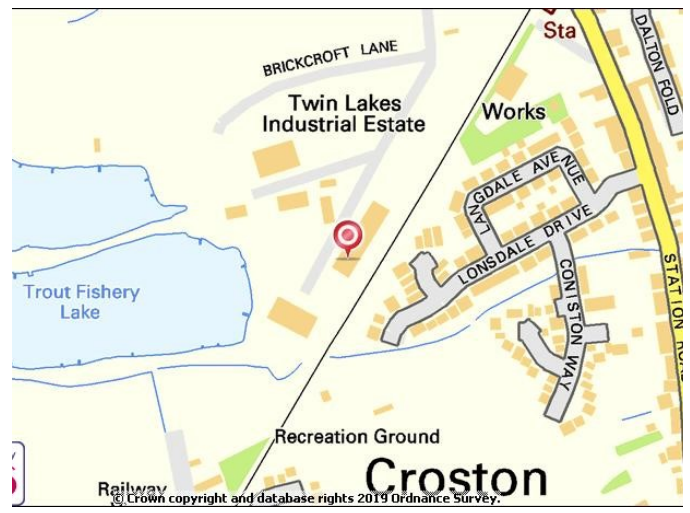
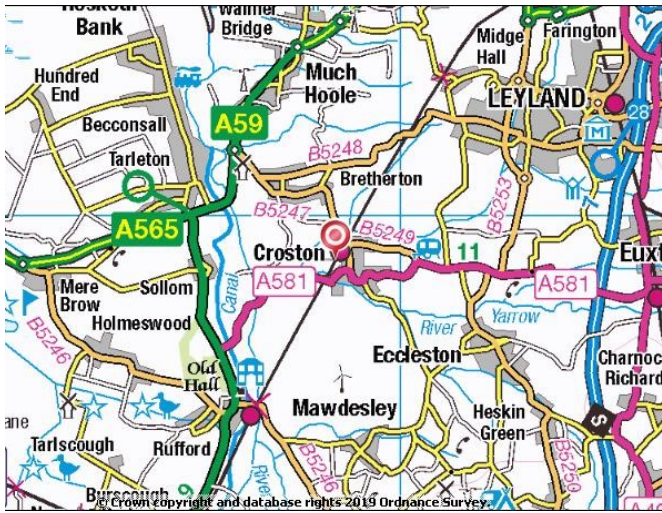
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Location

The property is located on the Broadlink Industrial Estate at the top end of Moston Road, close to Lees Brewery, just off Foxdenton Lane.

Description

A modern detached commercial unit prominently positioned close to the entrance to the industrial estate and benefiting external demised areas to front and side. Internally the accommodation provides clear span workshop/warehouse accommodation accessed from the front elevation by a 4m wide x 3m high electrically operated roller shutter door. The accommodation benefits an eaves height of circa 4m and is lit with LED lighting and natural lighting via translucent roof panels. Externally there is car parking and some open storage to the front and side

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Planning

All prospective tenants should satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Accommodation

The property offers the following accommodation.

	SQ M	SQ FT
Warehouse	172.00	1,850

Rating

All prospective tenants should make their own enquiries regarding the rateable value for the unit. However it is believed that the unit will benefit a rating assessment that falls below the threshold for small business rates relief.

Rental

£15,000 per annum exclusive

Terms

The premises are available to let on new effective full repairing and insurance lease terms. A deposit will be requested subject to terms to be agreed.

Estate Charge

The Landlord charges an estate charge for the ongoing provision of estate services and maintenance of estate common facilities.

VAT

All figures are quoted exclusive of Value Added Taxation. We have been informed that VAT is not applicable on this transaction. Your legal adviser will verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the release of any legal documentation

EPC

An Energy Performance Certificate will be made available upon request.

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01772 876456

Subject to contract

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