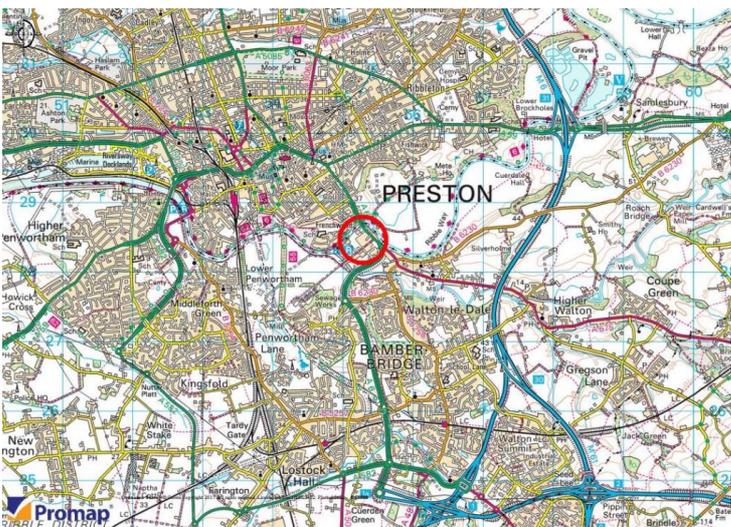


To Let – 24,800 sq ft

Unit A2 South Ribble Enterprise Centre, Preston, PR5 4AR
Industrial / Warehouse Accommodation with large yard



- Gross Internal Area of 24,800 sq ft (2,738 sq m)
- Self-contained industrial / warehouse unit close to Preston City Centre
- Large secure yard of 0.8 acres
- Eaves heights ranging from 5.2 to 6.5 metres
- Under Refurbishment



Location

South Ribble Enterprise Park is located within a well established commercial location, situated close to Preston City Centre and within easy reach of the regional motorway network.

The development is accessed immediately off the A6 London Road which is a major thoroughfare into Preston from the south.

Description

The property comprises a self-contained secure two bay steel frame industrial / warehouse unit benefitting from the following specification:

- Eaves height ranging from 5.2 to 6.5 metres
- 1 roller shutter level access loading doors
- Large secure surfaced, fenced and gated yard of approximately 0.8 acres
- Two storey office accommodation
- Under refurbishment
- All mains services

Accommodation

	Sq Ft	Sq M
Warehouse	23,412	2,175
GF Office	635	59
FF Office	753	70
Total	24,800	2,738

Terms

The premises are available by way of a new full repairing and insuring lease. Rent on application.

VAT

VAT which will be charged in addition to the prevailing rate.

Legal Costs

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

Service Charge

There is a service charge to cover site maintenance, landscaping and security. Information can be provided on request.

EPC

C – 56. A copy is available on request.

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