

To Let – 24,522 sq ft

Unit A2 South Ribble Industrial Estate, Preston, PR2 4AJ

Industrial / Warehouse Accommodation with large yard



- Gross Internal Area of 24,522 sq ft (2,278 sq m)
- Self-contained industrial / warehouse unit close to Preston City Centre
- Large secure yard of 1 acres
- Eaves heights ranging from 5.2 to 6.5 metres
- Fully Refurbished
- Potential for subdivision



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
- 2 roller shutter level access loading doors
- Large secure surfaced, fenced and gated yard of approximately 0.8 acres
- Two storey office accommodation
- Recently refurbished
- All mains services
- Potential for subdivision

Accommodation

	Sq Ft	Sq M
Warehouse 1	9,675	898
Warehouse 2	12,550	1,165
Office	2,298	213
Total	24,522	2,278

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.

Rateable Value

£65,000 however likely to be reduced due to recent demolition work

EPC

C – 56. A copy is available on request.

Contact:

Robert Kos
 +44 (0)161 828 6417
 robert.kos@eu.jll.com



DISCLAIMER

© COPYRIGHT 2016 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.