



Tarleton, Preston, Lancashire PR4 6UU

3600ft² Commercial Unit

TO LET £2,666 pcm

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents



TO LET

Circa 3600ft² Commercial Unit

Tarleton
Preston
Lancashire
PR4 6UU

£32,000 per annum

Approx. 3,600ft² (335m²)
Gross External Area

300ft² recently refurbished offices

100amp Electricity Supply

9000ft² Service Yard to front

4800ft² Secure Yard to rear

3600ft² plus mezzanine storage

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

 01772 419277  wignallscharteredurveyors



Self contained Large Industrial Unit with service yard and secure rear yard area. This bespoke unit located in within the busy village of Tarleton would lend itself to an expanding local business or firm looking to relocate.

Externally the property boasts a large 3600ft² of flexible commercial property with a staggering 13,600ft² yard area including 300ft² of recently refurbished office space with is carpet floor covering, plastered and painted walls, surface mounted AC unit and windows to those offices overlooking the main warehouse and yard area.

Internally the property features a large dividing wall, two roller shutter doors along with personnel doors for access and egress. There is a large timber mezzanine floor for storage space along with circa 300ft² of enclosed secure storage space with concrete floors throughout.

The property also features a 1st floor storage area, 2 W/Cs and kitchen area.

The property has recently been installed with state of the art CCTV cameras and lighting which can be controlled remotely.

The Property also benefits from an underground Intersector tank previously used as a vehicle washdown area.

The current planning designation is storage and distribution however the property would lend itself to a range of flexible commercial uses subject to planning permission - interested parties to make their own investigations.

AVAILABLE IMMEDIATELY

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents

 01772 419277  wignallscharteredurveyors



Services: The property has the benefit of all 100amp electrical supply, mains water and sewage connection.

Please note: Wignalls Chartered Surveyors have not tested any of the above services and interested parties should satisfy themselves as to their presence and working condition prior to completion of leases.

Title & Tenure: The property is offered for let on a flexible leasehold agreement with terms to be agreed with interested parties.

Local Authority: West Lancashire Borough Council.

Rateable Value: £15,250.00 pa


Date of Photographs: March 2021.

EPC: EPC Available upon request

Viewings: Viewings are strictly by appointment with the sole letting agents. For the attention of Thomas Wignall BSc Hons MRICS FAAV. Please call the office or email tom@wignallscs.co.uk to arrange a viewing.

Legal: All parties are responsible for their own legal costs.

Money Laundering Regulations Compliance: Please bear in mind, that Wignalls Chartered Surveyors will require from any parties looking to offer on a property, details of any chain, confirmation of the parties ability to fund the unit, solicitors' contact details and 2 forms of identification. We may also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

 01772 419277

 [wignallscharteredsurveyors](https://www.facebook.com/wignallscharteredurveyors)

WIGNALLS

Chartered Surveyors, Planning
Consultants & Land Agents



Wignalls Chartered Surveyors for themselves and the vendors or lessors give notice that:

1. all descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
2. any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of Wignalls Chartered Surveyors has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts nor any part thereof.
5. where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing lease or tenancy document or agreement as the term, rent, rent deposit, conditions or covenants (if any) affecting the property.
6. All correspondence (whether married or not) and all discussions with Wignalls Chartered Surveyors and their employees regarding the property referred to in these particulars are subject to contract.

 01772 419277  wignallscharteredurveyors

WIGNALLS
Chartered Surveyors, Planning
Consultants & Land Agents