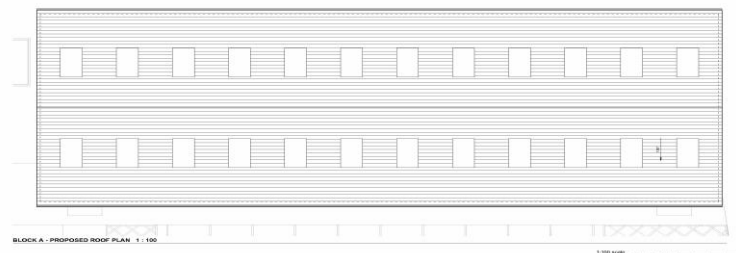
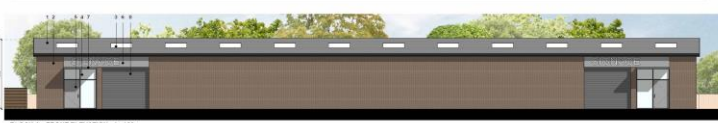




Asking Price **Annual Rental Of £28,000**



01772 811899

[www.smartmoveproperties.net](http://www.smartmoveproperties.net)

[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)



Smart Move are thrilled to offer to the market the opportunity to reserve a NEW BUILD commercial unit, which is currently under construction, but available to reserve now. The building is located on a thriving new business park in Tarleton village, which is a busy village set almost half way between the towns of Preston, Ormskirk and Southport, making it easily accessible and a location which any business would be lucky to occupy.

This is an initial announcement as work is newly underway in building the premises, however units are available to reserve now. Site viewings are by appointment only as this is an active building site, so enquire further via Smart Move. This listing is for a DOUBLE unit within this new building (with each unit being around 1,150 sq ft, so 2,300 sq ft for a double unit) however there is potential to rent single or even triple units, making it a substantial building which will suit several possible businesses needs.

NB: There is a service charge of £60 pcm for maintenance of communal areas which includes: bins, buildings insurance, external CCTV and gardening. The solar panels on the roof are retained by the freeholder and a current charge of £0.35 kwh will be charged along with the service charge. All units are metered individually. The rent is £14,000 p/a for each unit, so the rent for a double unit will be £28,000 p/a and a triple unit £42,000 p/a. All rental prices are NO VAT.

To find the property using What3Words search: expiring.quaking.velocity or follow the link: <https://w3w.co/expiring.quaking.velocity>



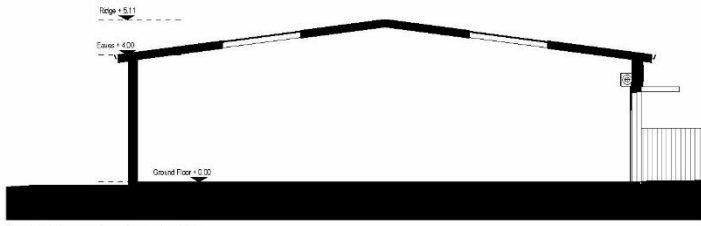




**SMART MOVE**  
ESTATE AGENTS  
Your Local Agent

- \* **NEW BUILD**
- \* **Potential to Have Single or Triple Units**
- \* **Building Currently Under Construction**
- \* **Let as a Shell**
- \* **Site Viewing by Appointment Only**
- \* **2,300 sq ft Commercial Unit**
- \* **Rent is £28,000 p/a NO VAT**
- \* **Busy Business Park Location**
- \* **Available to Reserve NOW**
- \* **Enquire via Smart Move for Further Information**

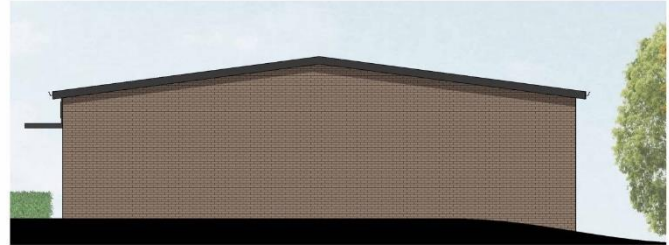




Typical Cross Section 1 : 100



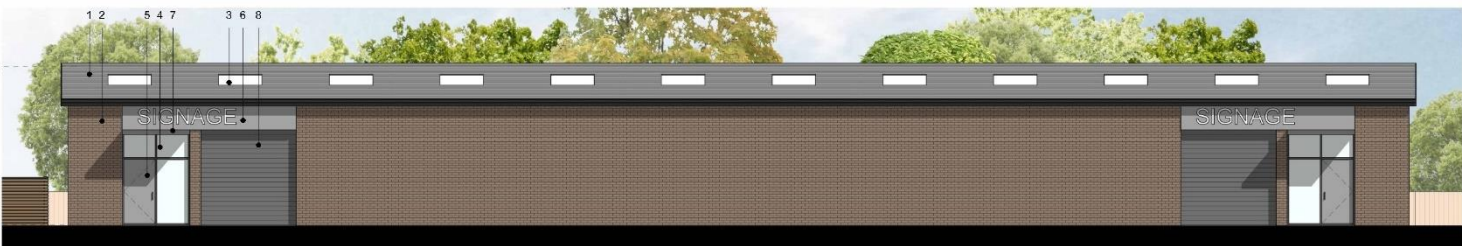
BLOCK A - SIDE ELEVATION - WEST 1 : 100



BLOCK A - SIDE ELEVATION - EAST 1 : 100



BLOCK A - REAR ELEVATION 1 : 100



BLOCK A - FRONT ELEVATION 1 : 100

rightmove 



PRS Property Redress Scheme



**Smart Move – Tarleton**  
**226a Hesketh Lane**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.