



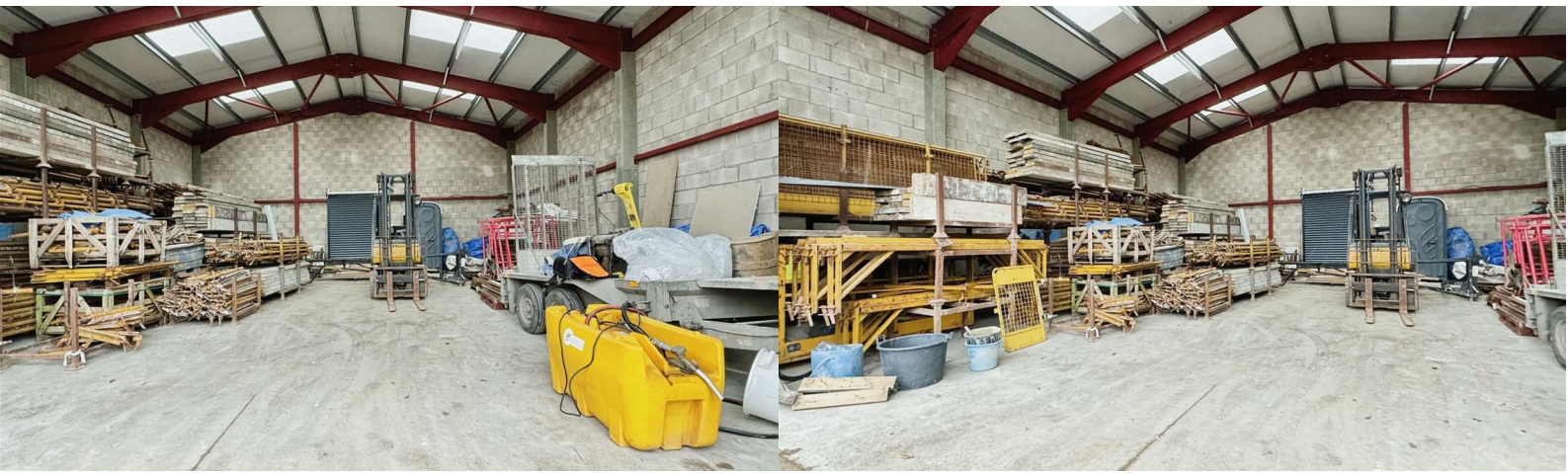
13 Catterall Lodge Court

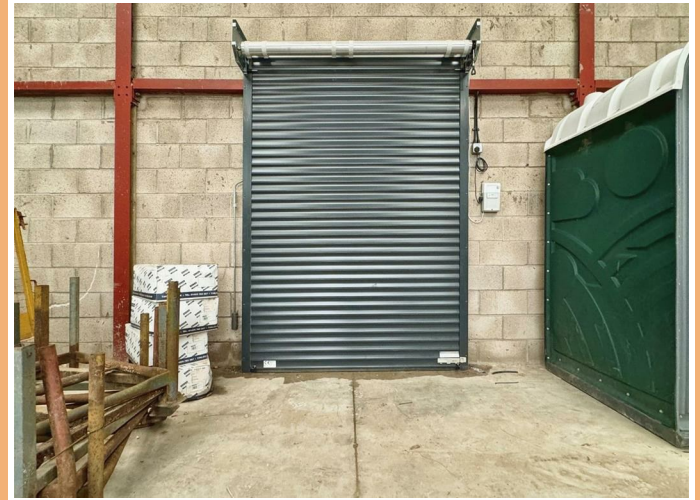
Catterall, Preston, PR3 0FB



£1,650

Holdens are pleased to bring to the rental market this stone faced, industrial unit with off road parking plus four additional parking spaces. 1572 sq foot approx. Potential mezzanine floor, 3 phase, gas and water, fibre connection, electric roller shutter doors, alarm. Class B storage and distribution.





Main Unit

37'3" x 42'1" (11.37 x 12.85)

Potential mezzanine floor, 3 phase electrics, gas and water, fibre connection, electric roller shutter doors, alarm.

Externally

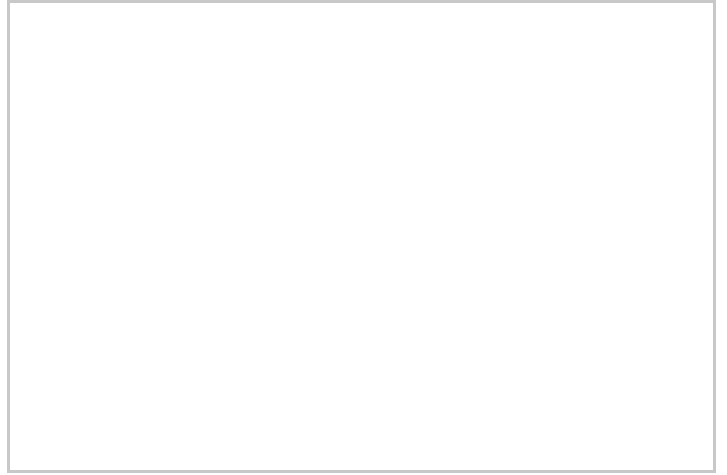
Tarmac area to front, hard standing area to rear, separate off road parking for four cars.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

IMPORTANT NOTE

Please note that the vendor of this property is related to a member of staff at Holdens Estate Agents.



Road Map



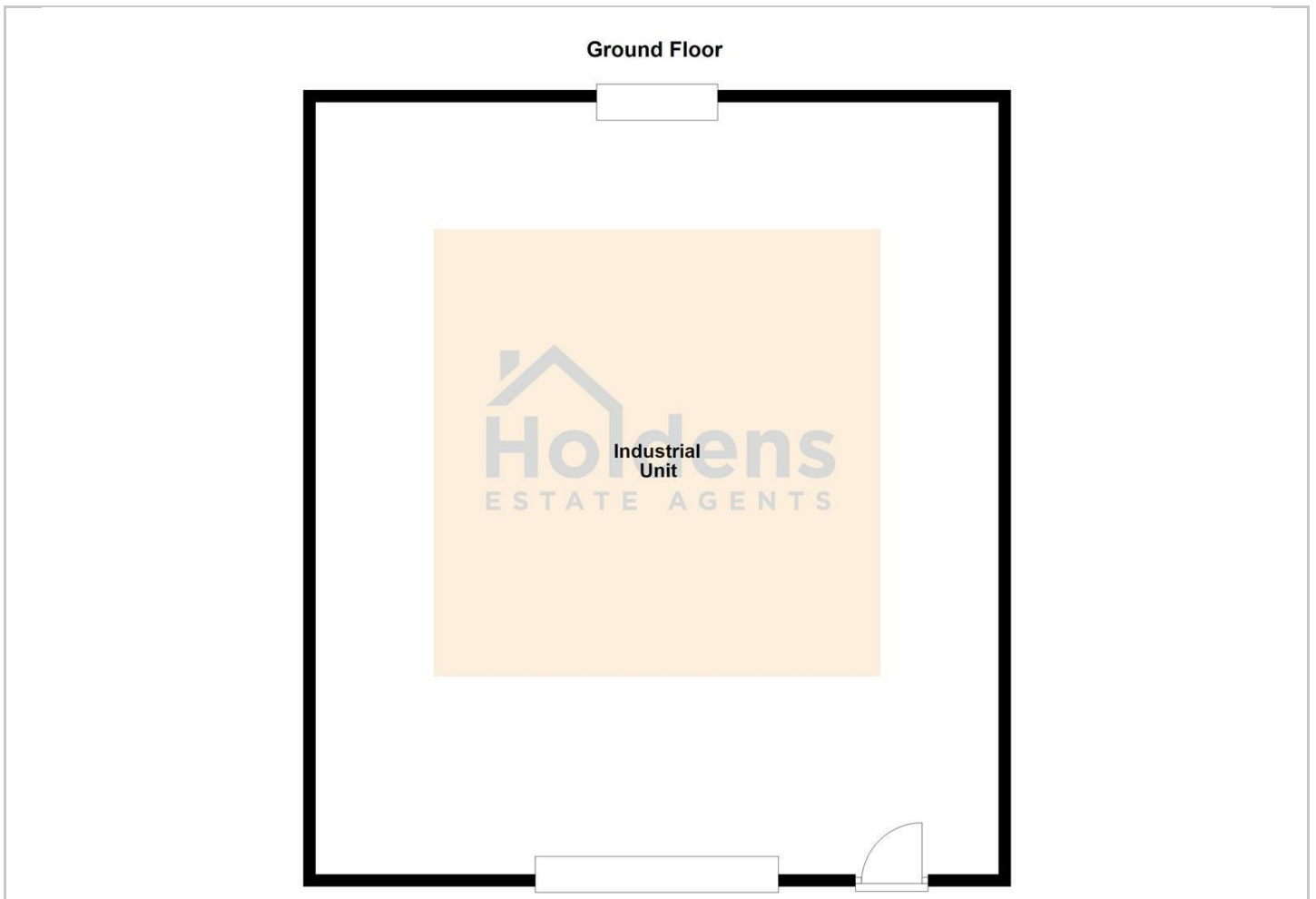
Hybrid Map



Terrain Map



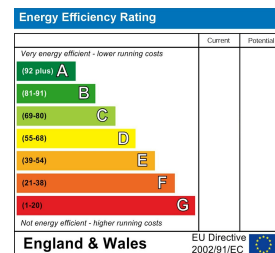
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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