

To Let  
High Quality Warehouse  
Accommodation



# Warehouse Unit Plus Yard & Offices

5,366 SQ FT (498.5 SQ M) - PLUS 7,000 SQ FT OPEN STORES/YARD

📍 UNIT 1, TWIN LAKES INDUSTRIAL PARK, BRETHERTON ROAD, CROSTON, LEYLAND, PR26 9RF

# TW

Turner Westwell  
Commercial Agents



## KEY FEATURES

- Available from Q3/Q4 2024
- Modern semi-detached steel portal framed warehouse unit
- Includes open-storage yard and car parking (extending to approx. 7,000 sq ft)
- High quality office content
- Situated on the popular Twin Lakes Industrial Park, close to Croston Village
- 4.75 m eaves
- Modern construction providing flexible accommodation, suitable for a range of uses/occupiers
- Secure site including CCTV
- Walking distance of Croston Railway Station & many other local amenities
- New lease
- £45,000 per annum exclusive



## LOCATION

Twin Lakes Industrial Park is well located on the outskirts of the well regarded and affluent village of Croston in West Lancashire. Croston itself has a number of amenities, including restaurants, pubs, cafes and shops and of course, Croston Railway Station. Nearby villages include Bretherton, Tarleton, Eccleston and Rufford, whilst Leyland is also nearby.

## DESCRIPTION

Unit 1 comprises a modern, single storey, semi-detached steel portal framed warehouse unit, set beneath a pitched and insulated, profile clad roof covering.

Internally, the property extends to approximately 5,366 sq ft and comprises, in the main, of open-plan warehousing accommodation, benefitting from 2 x loading bays and a minimum eaves height of 4.75 m.

There is a 10% office content with its own front door and self-contained from the warehouse, including modern kitchen facility and separate male and female WC's.

Externally, there is a hardcore surfaced yard area extending to approximately 7,000 sq ft. There is parking outside the front of the unit for 6-8 vehicles.

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Warehouse - Ground Floor	448.34	4,826
Office - Ground Floor	50.17	540
<b>Total</b>	<b>498.5</b>	<b>5,366</b>

**\*Plus hardcore surfaced yard extending to approximately 7,000 sq ft**

## SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS

Available by way of a new Tenant's Full Repairing & Insuring lease for a term of years to be agreed.

The property is available from Q3/Q4 2024.

## RENTAL

£45,000 per annum, exclusive.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £19,250, with effect from 1st April 2023.

The 2023/2024 Business Rates Multiplier is 51.2 pence in the £ and the Small Business Rates Relief Multiplier is 49.9 pence in the £.

## SERVICE CHARGE

The lease shall include a service charge provision. Further information is available on request.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

The property has an current Energy Efficiency Rating of C(59). The certificate is valid until 16th August 2028. A full copy of the Report is available upon request.

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## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

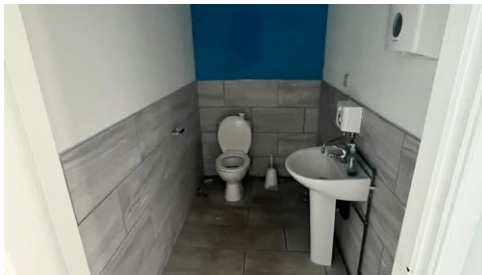
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