

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET/FOR SALE



**UNIT 7 CENTURION INDUSTRIAL ESTATE
CENTURION WAY
LEYLAND
PRESTON
PR25 4GU**

- Industrial / Warehouse unit within close proximity to M65 & M6
- Popular industrial / warehouse location
- 526 sq. m (5,662 sq. ft)

LOCATION

Situated within the popular industrial estate within the Lancashire Business Park approximately one mile to the north of Leyland.

Centurion Industrial Estate is accessed from Centurion Way and is within two miles of Junction 1 of the M65 motorway which connects directly with the M6 and M61.

DESCRIPTION

Mid terraced industrial/ warehouse unit of brickwork elevations beneath a pitched roof supported on a steel frame. Internally eaves height of approximately 5m. Concrete floor. Access is via an electrically operated roller shutter door. To the rear of the property is a w.c. block.

Attached to the front elevation is a single-storey office extension providing two offices and reception area.

ACCOMMODATION

Warehouse	470 sq.m	5,059 sq.ft
Offices	56 sq.m	603 sq.ft
Total GIA	526 sq.m	5,662 sq.ft

EXTERNALLY

To the front of the building is an open tarmac surfaced yard area for parking and loading.

SERVICES

All mains' services with the exception of gas are available including three phase electricity. Heating to the warehouse is via an oil fired burner.

It is the incoming purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The premises have a current rateable value of £20,500 we are verbally informed by the Local Authority.

RENTAL

£32,000 per annum.

PRICE

Price upon request.

VAT

VAT is not applicable.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

The head landlord levies a service charge for management and maintenance of all the common site areas.

ENERGY PERFORMANCE CERTIFICATE

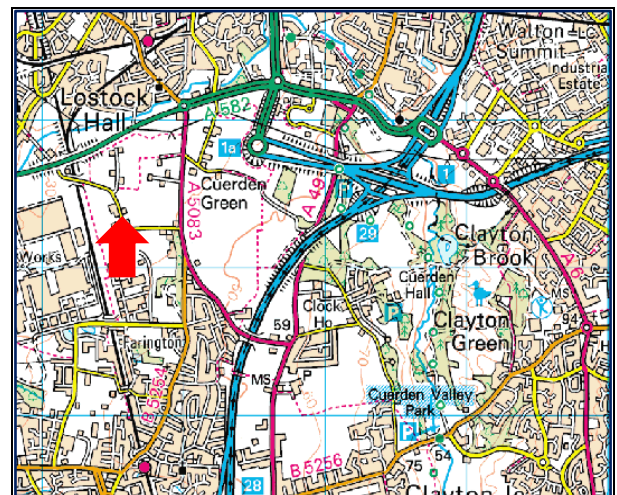
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.





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