

Madison Commercial

Commercial Property Consultants

TO LET

REFURBISHED SINGLE-STOREY
INDUSTRIAL PREMISES

19/21 ESSEX STREET PRESTON PR1 1QE

10,625 ft² (987 m²)



Situation:

Essex Street lies 0.5 mile to the north of Preston City Centre, approached via North Road (A6) or via Deepdale Road (A6063). North Road in turn links through to Ringway, which provides access via the A59 to Junction 31 of the M6.

This is a well established commercial location with a wide variety of trade counter, manufacturing and warehousing businesses, including CEF, Partco and Topps Tiles. Within the same terraced block are occupiers such as Clifton Trade Bathrooms, Denmans (part of the Rexel Group) and electrical wholesaler Taylek Ltd.

Tel: 0161 877 1660

Description:

The premises form part of a terrace of units constructed in the early 1970's, of steel portal frame design beneath a pitched metal decked roof incorporating glazed panels, brick elevations and concrete flooring. Eaves height is 14' (4.26m) approx.

Unit 3 & 4 provide single-storey warehousing / workshop accommodation with vehicular access from the rear elevation (via Gt Hanover St), where there are 2 roller shutter loading doors. Parking is provided to the front forecourt area on the Essex Street frontage. The industrial accommodation provides open plan space suitable for a variety of uses, fitted with sodium lighting and a high capacity electrical supply.

Interconnecting with the warehouse is a single-storey office section, comprising reception areas, 2 general offices and ample male/female WC's. The offices incorporate suspended ceilings with recessed lighting and carpeting.

Terms:

Available by way of a new full repairing and insuring lease of negotiable length at £37,500 pa, exclusive of rates and VAT.

Rates:

We are advised that the property has a Rateable Value of £28,750, producing payable rates of £13,800 for 2018/2019, although this figure will be subject to transitional arrangements. Please check your liability and verify all figures with Preston City Council.

Total Floor Area	10,625 ft ² (987 m ²)
Rates	£13,800 p/a
Rental	£37,500 p/a

Viewing:

By appointment with Madison Commercial: 0161-877 1660, martin@madisoncommercial.co.uk

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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