



WAREHOUSE

TO LET

MARSH LANE
PRESTON
PR1 8UD

LOCATION

The property is located on Marsh Lane, off Strand Road on the periphery of Preston City Centre. This particular sector of Preston is collectively known as the "Western Employment Zone" and includes office, industrial, trade and retail occupiers.

The site lies approximately 1 miles West of Preston City Centre, 3.5 miles South of Junction 1 of the M55 and 4 miles North of the M6/M61/M65 interchange at South Rings.

DESCRIPTION

The property comprises a detached industrial building of traditional construction contained beneath a pitched roof of steel truss structure. Internally the property is split into main areas:

- Ground Floor Warehouse/Training
- Main warehouse
- First Floor Office
- Two Ancillary Warehouse Areas

The property has:

- Varying Eaves Height
- Roller Goods Access
- Small yard area to rear
- Intruder Alarm
- Three Phase Electric
- Parking Provision for 15 cars.

FLOOR AREAS – Approximate Gross Internal Area:

Ground Floor	1,782 sq m	19,281 sq ft
First Floor	747 sq m	8,038 sq ft
TOTAL	2,529 sq m	27,212 sq ft

TERMS

The property is available by way of a new lease with terms to be agreed.

RENTAL

£60,000 per annum exclusive.

RATES – R.V. £90,500 (2017 list) Estimated Rates Payable £44,617 (2017/2018).

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

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ROBERT
PINKUS

& CO



Energy Performance Certificate HM Government

Non-Domestic Building
 Training Centre
 Preston Technology Management Centre
 Marsh Lane
 PRESTON
 PR1 8UG

Certificate Reference Number:
 0020-8088-0368-9750-4090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

98

This is how energy efficient the building is.

Technical information
 Main heating fuel: Natural Gas
 Building environment: Air Conditioning
 Total useful floor area (m²): 3055
 Building complexity (N03 level): 3

Benchmarks
 Buildings similar to this one could have ratings as follows:
 34 If newly built
 37 If typical of the existing stock

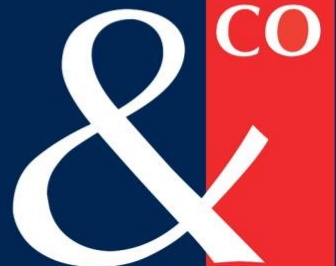
For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



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