

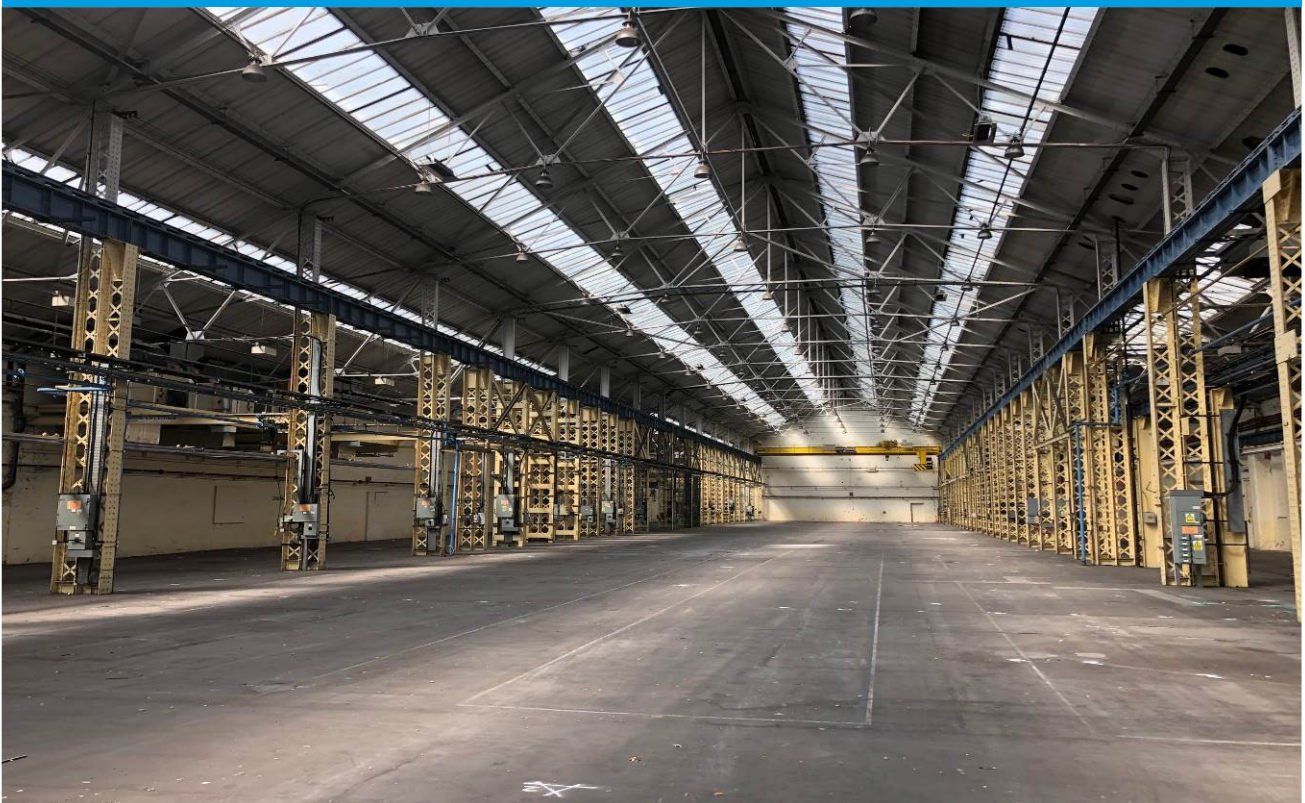
TO LET

10,000 – 290,000 SQ FT

CHANNEL WAY BUSINESS PARK
CHANNEL WAY
PRESTON
PR2 2YA

- HIGH BAY - WAREHOUSE / DISTRIBUTION / LIGHT INDUSTRIAL SPACE
- 10,000 – 290,000 SQ FT OF SPACE AVAILABLE
- ABUNDANCE OF CAR PARKING

RENT: ON APPLICATION / AREA DEPENDENT



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

CHANNEL WAY, PRESTON, PR2 2YA

LOCATION

Channel Way Business Park is easily accessible and strategically located within the Docks area of Preston. It is accessible via Riversway and Strand Road with two separate main entrances.

Strand Road (A5072): can be accessed via the A59 / Liverpool Road / Ring Way and/or Watery Lane A583. (Strand Road also provides access to Total Fitness and the Harley Davidson showroom).

Channel Way: via Riversway / Watery Lane (A583) the road connects onto Port Way, which in turn leads toward the main roundabout system (off which is Bowker BMW Group premises). Turn left onto Channel Way and 2nd left again toward the BAE entrance point. Channel Way Business Park shares a security access entrance with BAE. (Channel Way can also be accessed via A59 / Liverpool Road if required).

RATEABLE VALUE(S)

To be confirmed / area dependent.

EPC RATING

TBC

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

LEASE / LEGAL COSTS

Effective FRI terms and costs to be negotiated.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01772 280500 or email adam@duxburyscommercial.co.uk

DESCRIPTION

Channel Way Business Park is a self-contained (former train manufacturing facility) which:

- can be accessed via a manned security gate off Channel Way or a separate access off Strand Road (the separate entrances may be split to provide entrances for different areas of the site).
- 3 no. high bay and interconnecting warehouses of mainly brick construction.
- High Eaves Height ranging from approx. 6m, 8m to 16m's to different areas.
- Solid concrete floors.
- Loading and HGV access points already in place, however the Landlord is willing to further adapt the buildings if required.
- Separate detached warehouse building with integral offices measuring approx. 33,000 sq ft
- Substantial external area currently used as car parking and loading areas
- Large site area of 14.9 acres (in total)
- Level access loading doors
- Large power supply available
- Cranage available in certain section (if required)

Internal viewing and an inspection of the site is required to fully appreciate the accommodation on offer. To arrange a viewing call 01772 280500 or email adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 - (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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