



INDUSTRIAL UNIT

TO LET

132 Brookfield
Place,
Walton Summit,
Preston
PR5 8BF

LOCATION

Walton Summit is Lancashire's Premier business park located to the south of Preston and adjacent to junction 29 of the M6, junction 9 of the M61 and junction 2 of the M65 motorways which provide excellent communication throughout the north west and national motorway networks. The subject property is situated on Brookfield Place which is accessed directly off Seedlee Road.

DESCRIPTION

The unit comprises a end-terrace single storey self-contained industrial unit of steel portal frame construction which benefits from the following:

- Painted blockwork walls
- Insulated profile metal clad to the eaves and roof
- 10% translucent roof lighting
- Sodium box lighting
- External open yard and off street parking
- 4m minimum eaves height
- Two roller goods shutters 3.6m high by 3.5m wide
- Gas and three phase electricity supply
- General office, kitchen and WC facilities

FLOOR AREAS

6,800 sq ft (631.97 sq m)

TERMS

The property is available by way of a new lease, length and terms to be agreed.

RENTAL

£32,500 per annum exclusive.

RATES – TBC

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

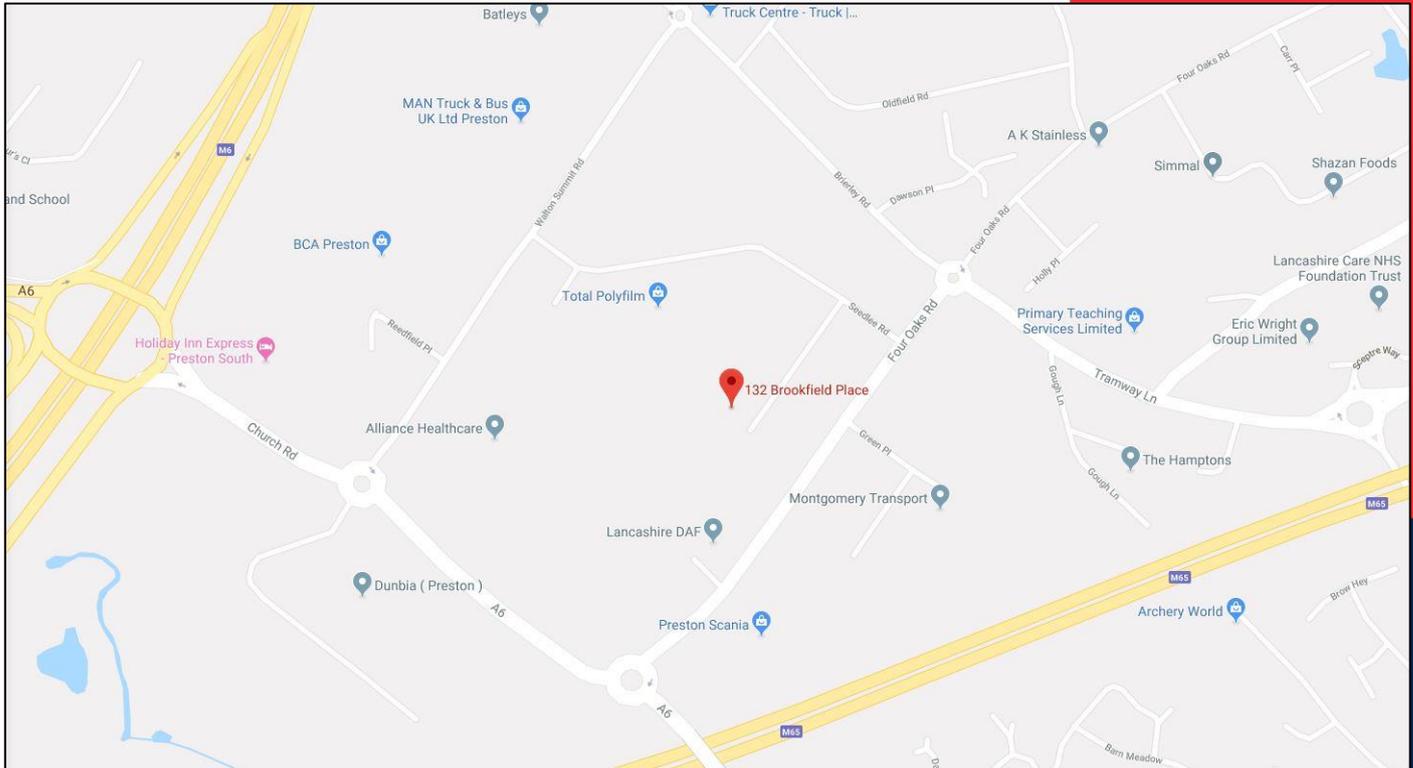
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& CO

LOCATION PLAN



Energy Performance Certificate HM Government
 Non-Domestic Building

Units 131-132
 Brookfield Place, Walton Summit Centre
 Bamber Bridge
 PRESTON
 PR5 8BF

Certificate Reference Number:
 0040-0738-8089-5821-2002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+	
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

67

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	624
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	70.15
Primary energy use (kWh/m ² per year):	408.14

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
77	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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