



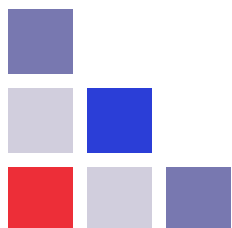
## Factory Lane Business Park *COMMERCIAL*

Penwortham, Preston PR1 9TD

Hazelwells are pleased to offer To Let this Civil Engineering / Transport Distribution Depot & Offices. Consists: 1000 sq ft of offices workshop and secure compound. 1.5 miles from Preston City Centre 3 miles from Motorway network M6, M61 & M65. Flexible terms available. 1.5 miles to Preston City Centre and close to Motorways M6/M6/M65 & M55.

Call for more details or to arrange a viewng by appointment 01772 823050.

## Monthly Rental Of £4,100



**Hazelwells**  
sales & lettings

SERVICES

The property benefits from mains electricity, water and drainage. Exterior secure, gated yard for vehicle parking & storage with 24hr access.

Term

Long or short term flexible contracts available. Terms negotiable.

Rent:

£2500 pcm +VAT.

Service Charge:

10% pcm +VAT

VAT

All rents and prices quoted are subject to the addition of VAT at the prevailing rate.

Rating assessment:

As per VOA website: WAREHOUSE & PREMISES with a Rateable Value £6100

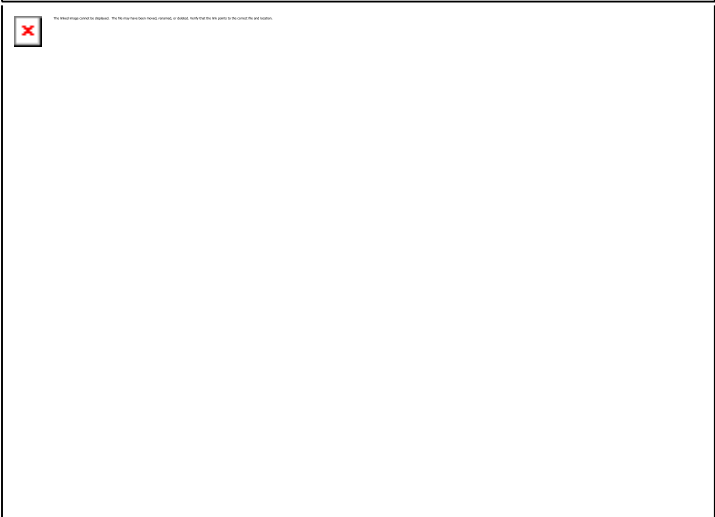
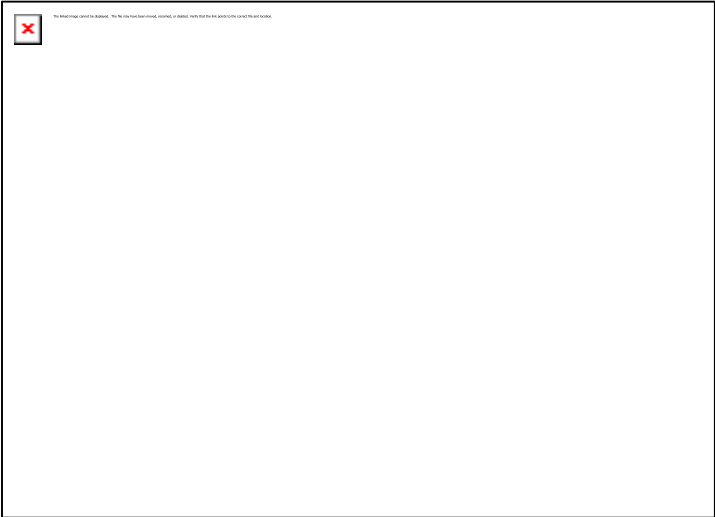
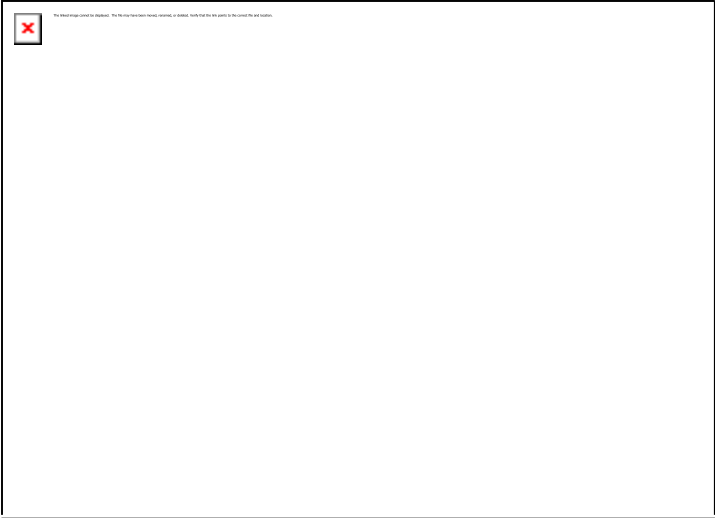
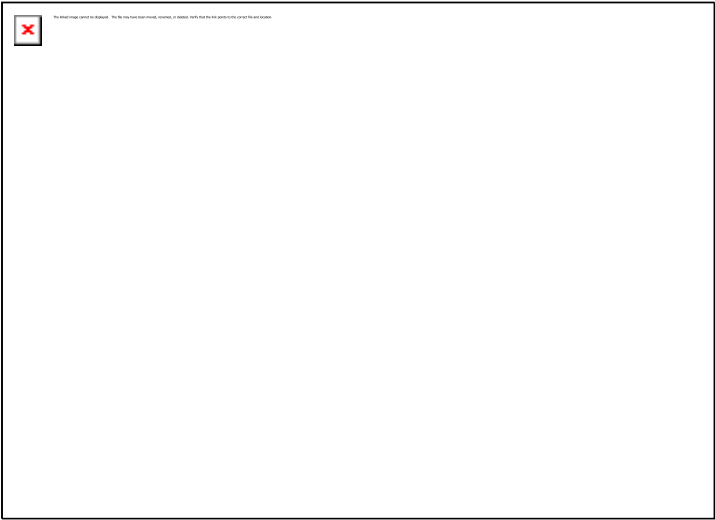
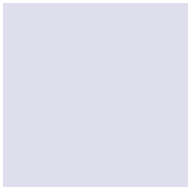
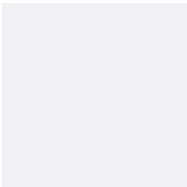
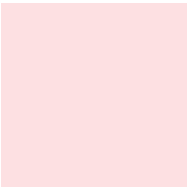
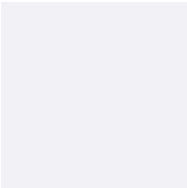
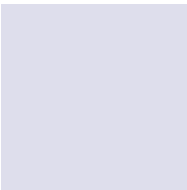
Interested parties are advised to make their own enquires to South Ribble borough Council Rating Department on 01772 625625. The property may be entitled to rate relief dependant on lesee circumstances.

Legal Cost:

TBC.

Viewings:

Available through Hazelwells by appointment only





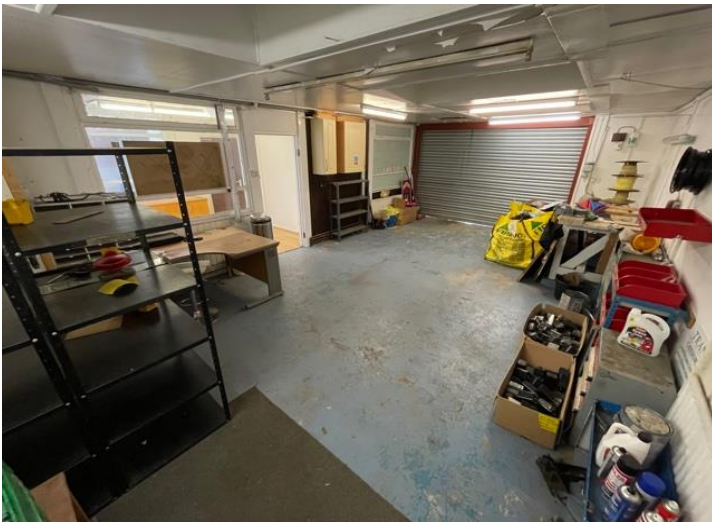
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If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.