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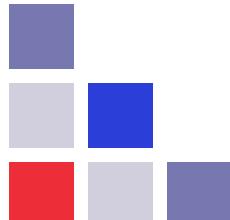
# Compound 3 *COMMERCIAL*

Factory Lane Business Park, Penwortham, Preston PR1 9TD

Secure Compound storage or transport depot approximately 3000 sqft plus office  
TO LET South of Preston 1.5 miles from M6/M62/M65. Available on flexible terms.  
Secure storage, 24hr access.

Prices are subject to VAT.

## Monthly Rental Of £995



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The property is located in Preston South one mile from Preston City Centre and 2.9 miles from M6/M61/M65 junctions within the well established trade retail and commercial Business Park.

Surrounding tenants include, Red Rose HGV, Evans Halshaw, A Plant & Calor Gas Ltd.

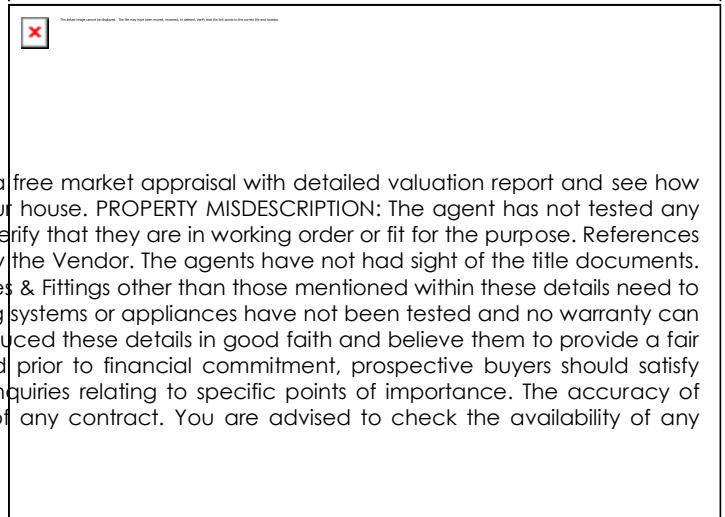
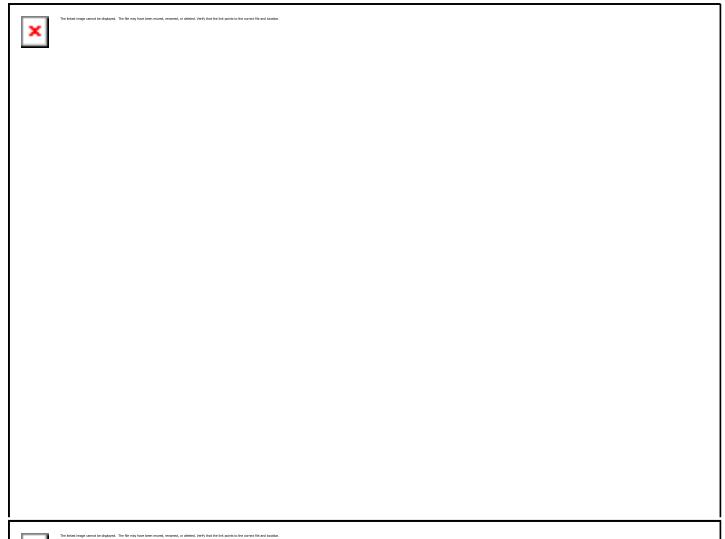
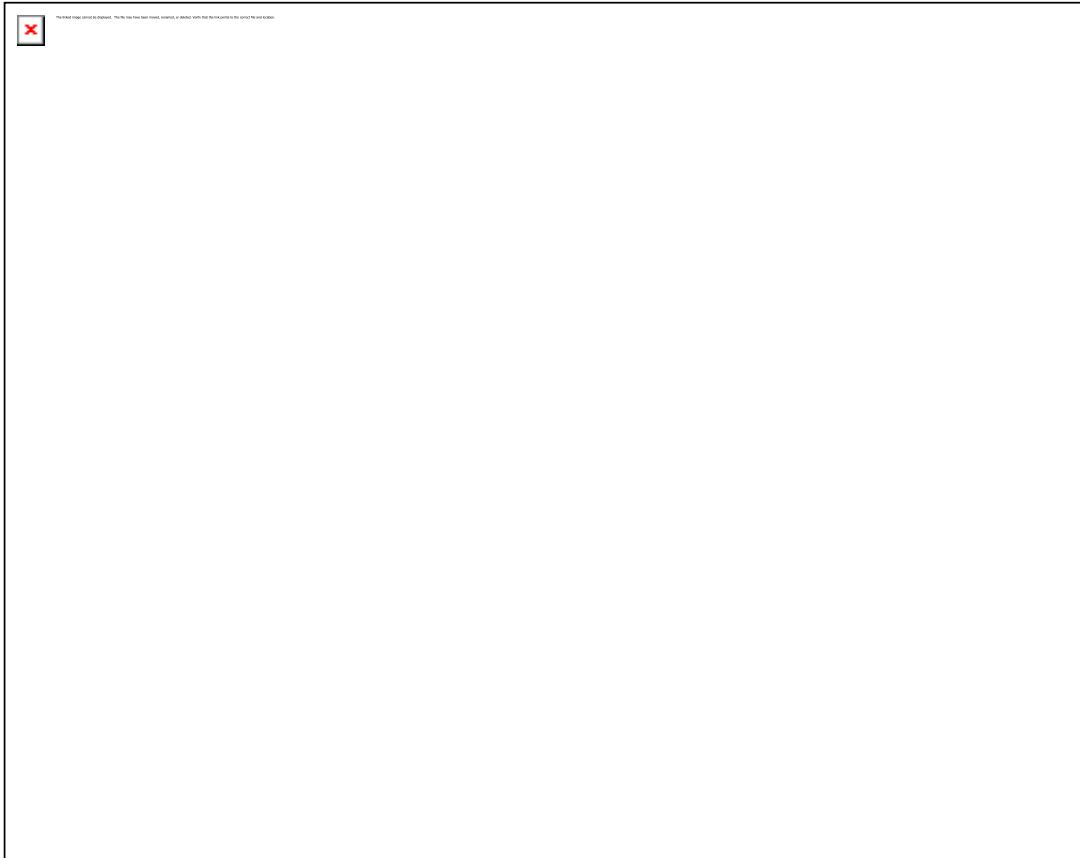
Rent: £995 pcm +VAT.

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

Service Charge: 10% +VAT

Rating assessment: As per VOA website: WAREHOUSE & PREMISES with a Rateable Value £4428.00 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 lessee circumstances.





If you are thinking of selling your home 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 MISDESCRIPTION:** 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.

