



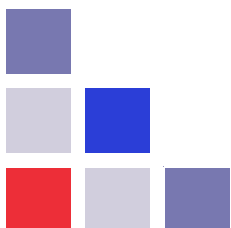
Security House

COMMERCIAL

Factory lane Business Park, Penwortham, Preston PR1 9TD

Hazelwells Commercial are pleased to let this approx. 1,000 sq ft Sales Showroom, Offices & Premises in Penwortham, Preston. The premises consists of: tiled showroom, offices, toilets, & secure gated parking. Other occupiers of the estate include, A Plant, Contract Options & Evans Halshaw. 1.5 miles to Preston City Centre and close to Motorways M6/M6/M65 & M55 .

Monthly Rental Of £1,295



Hazelwells
sales & lettings

Visit us online at hazelwells.com | Call **01772 823050** | 32 Winckley Square, Preston PR1 3JJ

Current use – Sales Showroom, Offices,
storage, distribution.

RENT:
£1295.00 pcm

VAT:
Prices quoted are +VAT

Service Charge:
10% of the rent +VAT

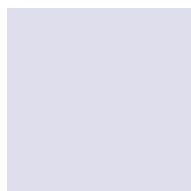
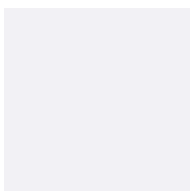
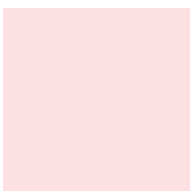
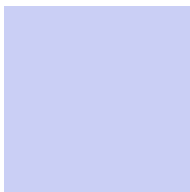
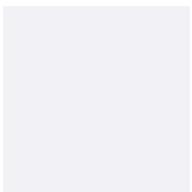
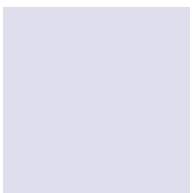
Available on flexible terms

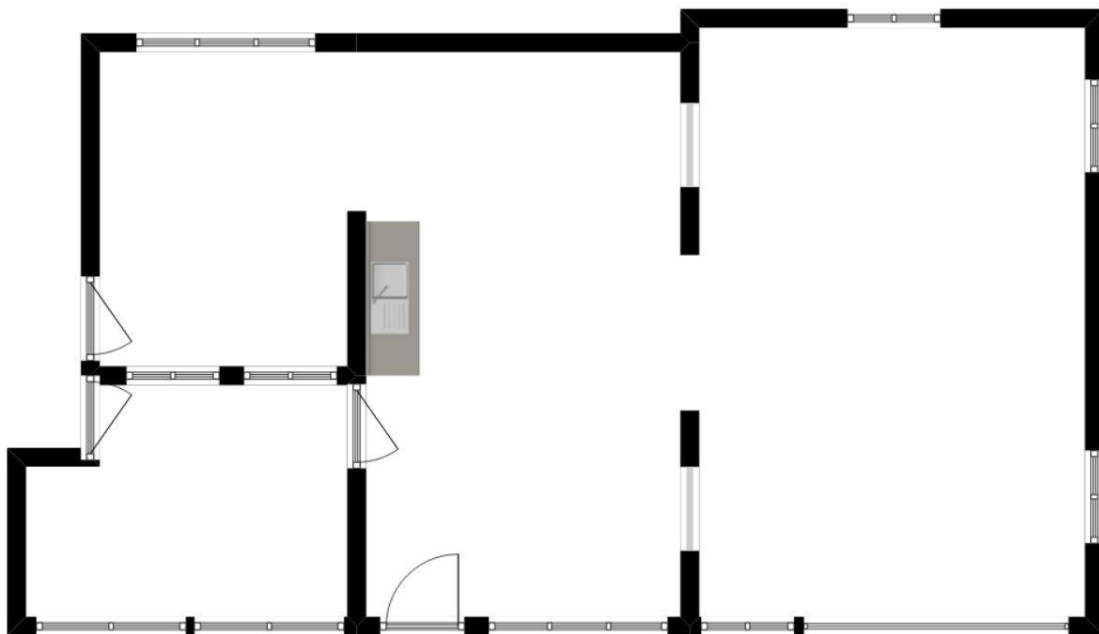
Rating assessment:

As per VOA website: SHOWROOM &
PREMISES with a Rateable Value £4850.

Interested parties are advised to make their
own enquires of South Ribble Borough
Council Rating Department on 01772
421491.

Viewing by arrangement with Hazelwells
01772 823050





FLOORPLAN IS FOR ILLUSTRATION PURPOSES 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. 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.

