



## Lyons Building

**COMMERCIAL**

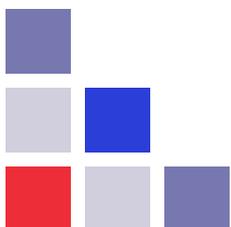
Factory Lane Business Park, Penwortham, Preston PR1 9TD

Hazelwells are pleased to offer to let this approx. 6000 sq ft (557 msq) distribution warehouse situated one and half miles from the M6 and one mile from Preston City Centre. The Building is of steel portal frame and brick to eaves with a 14ft (4.2m) roller shutter entrance door. Ground floor and first floor offices, kitchen & WC. SERVICES The property benefits from mains electricity, water and drainage. There is the benefit of a large 14 ft (4.62m) roller shutter door, car park & 24hr access.

Long or short term flexible contracts available.

Additional secure compounds available by separate negotiation.

## Monthly Rental Of £4,000



**Hazelwells**  
sales & lettings

USE CLASSIFICATION: B2 & B8 use

LOCATION

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, Evans Halshaw, A Plant & Calor Gas Ltd.

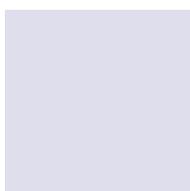
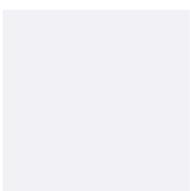
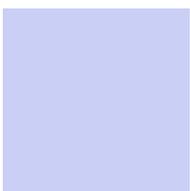
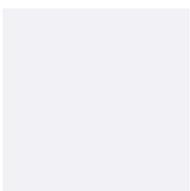
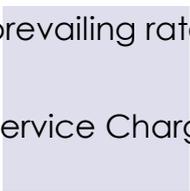
ACCOMMODATION The accommodation extends to an approximate gross internal area of 6000 sq ft (557 msq) including internal offices, kitchen, toilet plus external vehicle parking.

SERVICES The property benefits from mains electricity, 3 phase, water and drainage. There is the benefit of a large 14 ft (4.2m) roller shutter door, 24hr access. Terms negotiable.

Rent: £4000.00 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 £17250 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 lease circumstances.

Legal Cost: TBC.

Viewings: Available through Hazelwells by appointment only.



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 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.



