



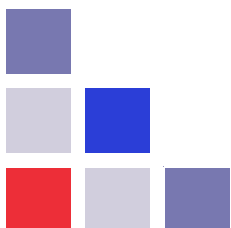
# Factory Lane Business Park

Penwortham, Preston PR1 9TD

**COMMERCIAL**

Hazelwells Commercial offer TO LET approx 1800 sq ft Industrial Unit, good access, formerly used as a transport depot and storage. Would suit various trades eg storage, distribution, haulage, workshop, etc. Terms negotiable. 24 Hour Access Serviced Workspace transport Depot Services Available Flexible Terms - Short or Long Term Additional Secure Compounds available by separate negotiation 1 mile to M6 Motorway Access & 1 mile to Preston City Centre.

## Monthly Rental Of £1,195



**Hazelwells**  
sales & lettings

Visit us online at [hazelwells.com](http://hazelwells.com) | Call **01772 823050** | 32 Winckley Square, Preston PR1 3JJ

Term: Flexible terms available, call for details.

Rent: £1195.00 per calendar month.

Service Charge: 10%

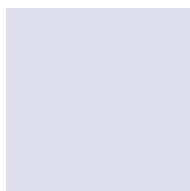
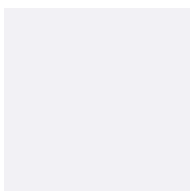
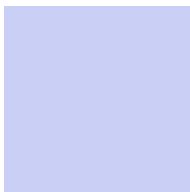
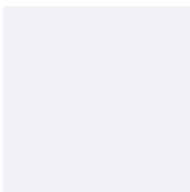
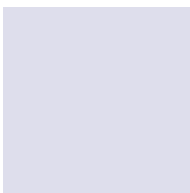
VAT All rents and prices quoted are subject to the addition of VAT at the prevailing rate.

Rating assessment: As per VOA website: WORKSHOP & PREMISES with a Rateable Value £6700

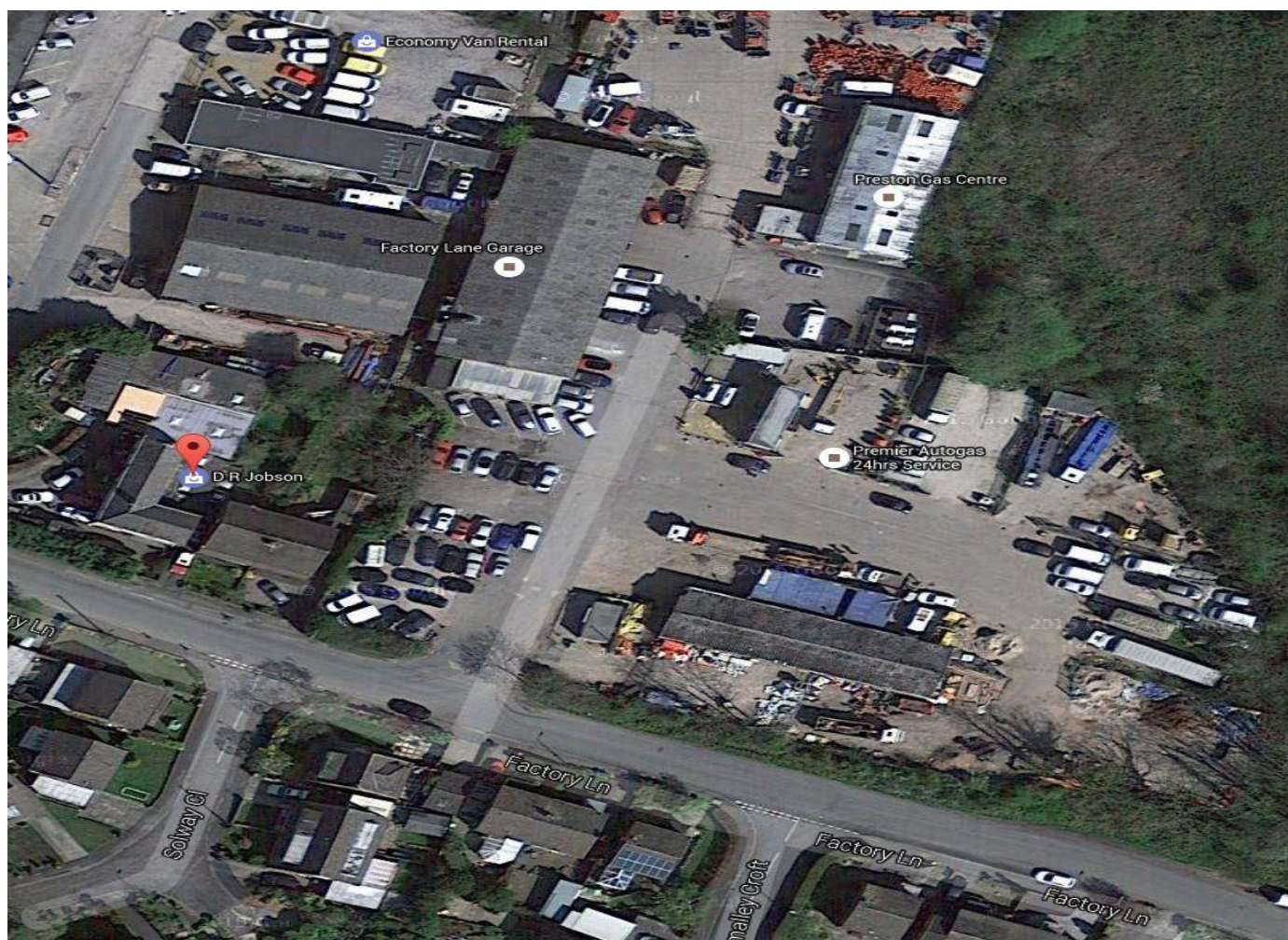
Interested parties are advised to make their own enquires of South Ribble Borough Council Rating Department on 01772 421491.

Legal Cost: Each party are to be responsible for their own legal costs.

Viewings: Available by appointment only with Hazelwells.







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 MISDESCRIPTIONS ACT 1991: 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.

