



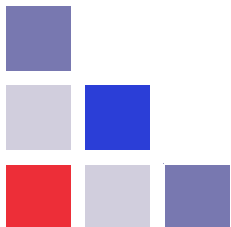
Chain Caul Way

*WORKSHOP &
OFFICES*

Ashton-on-Ribble, Preston PR2 2YL

Hazelwells Commercial offer to let this well presented Workshop and Office suite situated on a modern business park in the popular and accessible Docklands location. The premises extends to approximately 1875 sqft (173sqm) over ground floor workshop and first floor office with kitchen, wc's, double glazing, gas central heating and allocated car parking spaces. Would suit a variety of trades looking for workshop/storage and office space. Situated close to Preston city centre and M6/M55 motorway access.

Annual Rental Of £18,000



Hazelwells
sales & lettings

Entrance

Entrance hallway with access to the ground floor workshop and stairs to the first floor offices.

Workshop

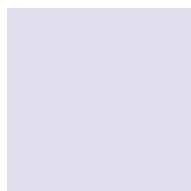
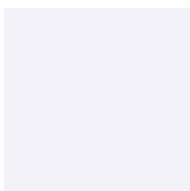
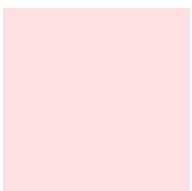
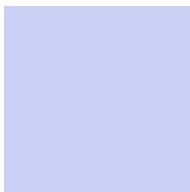
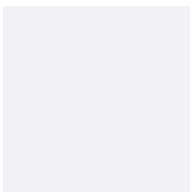
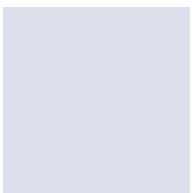
47' 3" x 19' 3" (14.39m x 5.87m)

Up and over door to the front, exit to the rear, wc and panel radiators.

Office

49' 9" x 19' 3" (15.16m x 5.87m)

Double glazed windows and panel radiators. Kitchen and wc facilities.



AVAILABLE APRIL/MAY 2025

Additional office and workshop available.

Photos are illustrative.

Lease: A new lease to be granted for a number of years to be negotiated, call for details.

Rent: £18000 per annum.

Annual Service Charge: £1000.00

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

Rating assessment: As per VOA website: WORKSHOP, OFFICE & PREMISES with a Rateable Value £12500 Interested parties are advised to make their own enquires Preston City Council Rating Department on 01772 906972.

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

Viewings: Available by appointment with Hazelwells.



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. Fixtures & Fittings other than those mentioned within these details need to be confirmed. 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 tenants 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.

Energy Performance Certificate

Non-Domestic Building



Clear Debt Solutions Ltd
Unit B/3 Anchorage Business Park, Chain Caul Way
Ashton-on-Ribble
PRESTON
PR2 2YL

Certificate Reference Number:
0241-3030-0319-0490-7695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

73

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 165
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built

89 If typical of the existing stock