



**SECURE  
COMPOUND**

**TO LET**

**CROSSLEY IND  
ESTATE,  
LEYLAND ROAD,  
PRESTON,  
PR1 9QP**

### **LOCATION**

The secure yard is located within Crossley House Industrial Estate, a private business park, accessed from Leyland Road in Lower Penwortham.

Junction 29 of the M6, Junction 9 of the M61 and Junction 1 of the M65 lies approximately 2 miles to the South, which provides access to the national motorway networks.

### **DESCRIPTION**

The secure yard is overlaid with a tarmac finish with drainage runs in situ. The site is bounded by metal palisade fencing and secure entrance gates.

### **SITE AREAS**

0.40 HA (1 ACRE)

### **TERMS**

The site/compound is available by way of a new full repairing and insuring lease with terms to be agreed.

### **RENTAL**

£30,000 per annum exclusive

### **SERVICE CHARGE**

A service charge is levied to cover the cost of maintenance and management of the estate/centre/parade.

### **BUSINESS RATES**

£21,250 (2017 list). Estimated Business Rates Payable £10,605 per annum.

### **VAT**

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

### **LEGAL FEES**

Each party to be responsible for their own legal costs in connection with the transaction.

### **EPC**

Not applicable

### **VIEWING**

Strictly by appointment

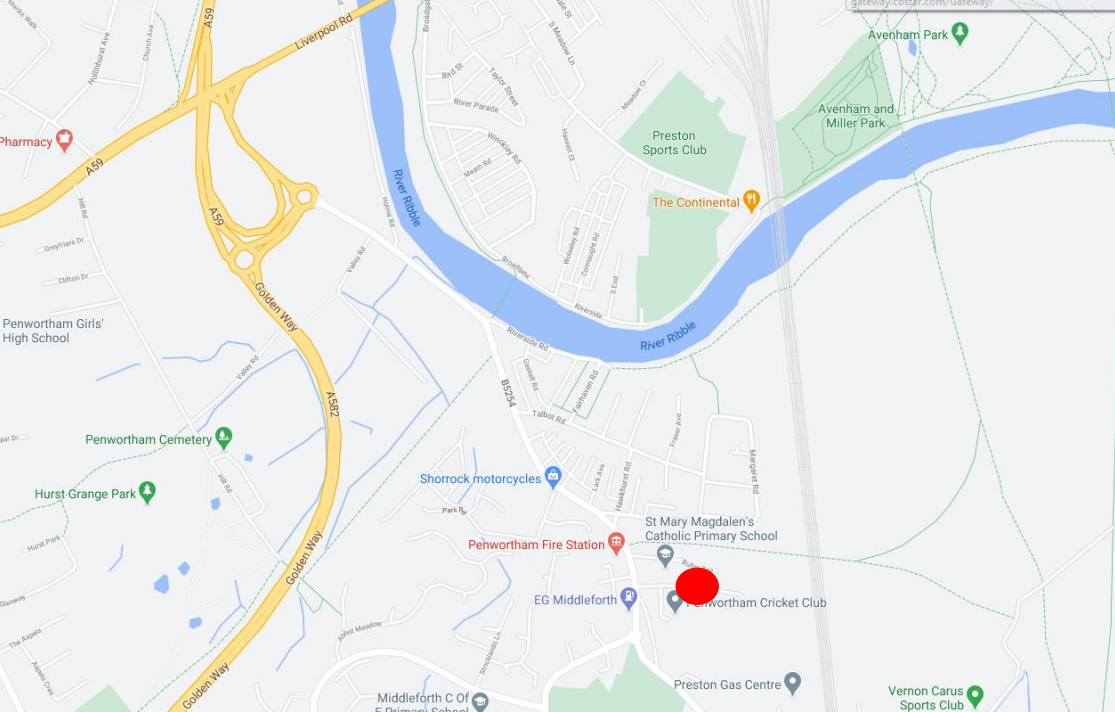
### **CONTACT**

Mark Harrison  
01772 769000  
[mark@pinkus.co.uk](mailto:mark@pinkus.co.uk)

01772 769000  
[www.pinkus.co.uk](http://www.pinkus.co.uk)

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