



## TO LET

20,000 SQ FT  
(1,858.06 SQ M)

**£8.50 PER SQ FT NON-QUOTING**

A detached warehouse that has recently undergone an extensive refurbishment

- Level access loading
- Extensively refurbished
- A new roof
- a secure yard
- integral offices



## Summary

Available Size	20,000 sq ft / 1,858.06 sq m
Rent	£8.50 per sq ft non-quoting
Service Charge	N/A
EPC	Upon enquiry

## Description

A detached refurbished warehouse with a secure surfaced site and car park benefitting from level access loading, 5.5 metre eaves (7.8metres to the apex) and integral offices. The property has been extensively refurbished which includes a newly overclad roof, new external cladding to the elevations, refurbished offices and a general refurb throughout.

## Location

The property is situated on Stockton Street, off Featherstall Road (A58). Surrounding occupiers include Lancashire Dairies, SGS, OG Distribution and also Lidl Supermarket is within walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Unit 1	20,000	1,858.06	Available
<b>Total</b>	<b>20,000</b>	<b>1,858.06</b>	

## Viewings & Further information



**John Barton**

0161 636 9202 | 07501773672

john@bcrealestate.co.uk