

# TO LET

Modern Detached Workshop/Warehouse with Offices.  
23,525 Sq Ft



## UNIT 6 CENTURION COURT, FARRINGTON, LEYLAND, LANCASHIRE, PR25 3UQ

- Excellent location with good access to the national motorway network.
- Good quality accommodation.
- Large secure yard.
- Competitive terms.



# UNIT 6 CENTURION COURT, FARRINGTON, LEYLAND, LANCASHIRE, PR25 3UQ

## Location

The property is situated on the popular Centurion Court Business Park close to Lancashire and Leyland Business Parks, on the edge of Leyland but with good access to the M65, M61 and M6, providing direct access to the national motorway network.

This is an established industrial area with occupiers in the vicinity including .

## Description

The property comprises a detached 'L' shaped warehouse/workshop unit with two-storey offices and amenity block extending in total to 23,525 sq. ft, on a site of 1.253 acres.

The unit is of steel portal frame construction with an eaves height of approximately 7 metres rising to the central apex of around 8.9 metres.

It has steel insulated profile clad walls incorporating clear panels to the roof.

The workshop areas have craneage rails, solid concrete floor, LED lighting, five drive in loading doors, gas space heaters and provides a modern workshop/warehouse space. In addition, there is a large power supply to the premises.

The offices to the front provide a mixture of open plan and cellular office space arranged on 2 levels, together with amenity facilities. The lighting is a mixture of LED and strip lighting within a suspended ceiling, carpeted/vinyl floors and gas fired central heating.

In addition, there is a two-storey office and amenity block to the side of the main warehouse housing the canteen and works wc's on the ground floor and storage above. A small detached store is positioned within the yard

Externally, there is a large concreted/hardcore secure yard accessed from a private road off Wheelton Lane.

## Accommodation

The property provides the following gross internal areas:

Offices:

Ground Floor 1,709 sq.ft

First Floor 1,709 sq.ft

Warehouse/Workshop:

Ground Floor Main Works 15,261 sq.ft

Extension 2,386 sq.ft

Works Amenity

Ground Floor Canteen/Wcs 880 sq.ft

First Floor Stores 880 sq.ft

Detached Store 700 sq.ft

TOTAL 23,525 sq.ft

## Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent will be paid quarterly in advance and is exclusive of the costs of occupation which include business and water rates, electricity and gas.

The landlord will insure the building and charge the premium to the tenant.

## Rating

The property has a ratable value of £149,000 with rates payable for the current financial year expected to be in the region of £71,500.

## Legal Costs

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

## VAT

VAT is applicable to the figures quoted in these particulars.

## Services

All main services are available to the property including 3 phase power and gas.

## EPC

The property has an EPC rating of C(60).

## Planning

Industrial/warehouse uses will be considered.

## Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

## Additional Information

### Rent

£211,000 Per Annum

### Viewing

Strictly through agents

Taylor Weaver

Neil Weaver MRICS

01254 699030

[neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)

