

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## UNIT 7 CENTURION INDUSTRIAL ESTATE CENTURION WAY LEYLAND PRESTON PR25 4GU

- Industrial / Warehouse unit within close proximity to M65 & M6.
- Popular industrial/warehouse location.
- Fully refurbished.
- 582 sq. m (6,265 sq. ft)

## LOCATION

Situated within the popular industrial estate within the Lancashire Business Park approximately one mile to the north of Leyland.

Centurion Industrial Estate is accessed from Centurion Way and is within two miles of Junction 1 of the M65 motorway which connects directly with the M6 and M61.

## DESCRIPTION

Mid terraced industrial/ warehouse unit of brickwork elevations beneath a pitched roof supported on a steel frame. Internally eaves height of approximately 5m. Concrete floor. Access is via an electrically operated roller shutter door. To the rear of the property is a w.c. block.

Attached to the front elevation is a single-storey office extension providing two offices and reception area.

The property is currently undergoing a major refurbishment with works to include new insulated sheet metal roof, new WC's and kitchen, full redecoration programme and a first floor extension to the frontal offices.

We are informed that work will be completed in early May 2025.

## ACCOMMODATION

Warehouse	470 sq.m	5,059 sq.ft
Ground floor Offices	56 sq.m	603 sq.ft
Proposed first floor offices	56 sq.m	603 sq.ft
<b>Total GIA</b>	<b>582 sq.m</b>	<b>6,265 sq.ft</b>

## EXTERNALLY

To the front of the building is an open tarmac surfaced yard area for parking and loading.

## SERVICES

All mains' services with the exception of gas are available including three phase electricity. Heating to the warehouse is via an oil fired burner.

It is the ingoing purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the ingoing purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The premises have a current rateable value of £20,500 we are verbally informed by the Local Authority.

## RENTAL

**£46,000 per annum.**

## VAT

VAT is not applicable.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## SERVICE CHARGE

The head landlord levies a service charge for management and maintenance of all the common site areas.

## ENERGY PERFORMANCE CERTIFICATE

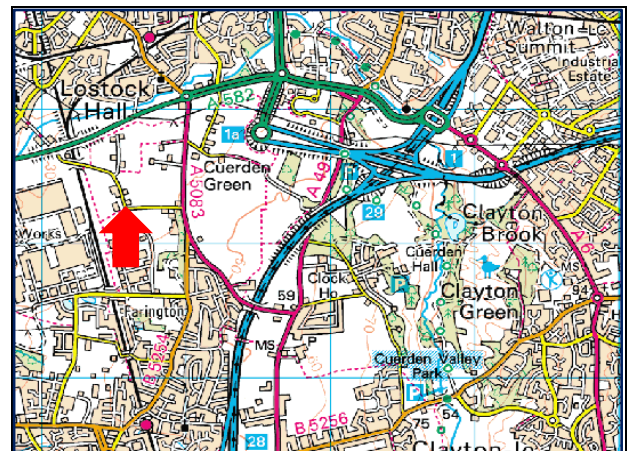
An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



**THE PICTURES REFLECT THE BUILDING IN ITS CONDITION BEFORE REFURBISHMENT**



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