



**PROMINENT
TRADE
COUNTER/
WAREHOUSE
TO LET
UNIT 1 PRESTON
TRADE PARK
RIBBLETON LANE
PRESTON
PR1 5AU**

LOCATION Preston Trade Park is situated off Ribbleton Lane (B6243) having easy access to Preston City Centre and Junction 31 of the M6 motorway at Samlesbury, approximately 3 miles to the east. This is Preston's most established trade counter location where nearby occupiers include Screwfix, Edmondsons Electrical, Howdens Joinery, City Plumbing Supplies and Euro Car Parks Ltd.

DESCRIPTION The property comprises an end terrace warehouse unit of steel portal framed construction with integral trade counter/office/showroom and amenities. A substantial mezzanine floor has been installed by the current tenant providing additional open plan storage accommodation. The unit generally benefits from the following features:

- Solid concrete floor
- LED strip lighting
- Electrically operated roller shutter door (3m x 4.5m)
- Kitchen/WC accommodation
- Insulated metal roof incorporating roof lights
- 3 phase electricity
- Fully fitted trade counter
- Managers offices

ACCOMMODATION	Sq m	(sq ft)
Ground floor warehouse trade counter & offices	514.31	(5,536 sq ft)
Mezzanine floor	184.59	(1,987 sq ft)
Total	698.91	(7,523 sq ft)

TERMS The property is held by way of a lease for a term of 10 years, expiring 13th September 2026 on full repairing and insuring terms. The current passing rent is £41,475 per annum exclusive.

SERVICE CHARGE A service charge payable to cover the cost of maintaining the communal parts of the development. The current charge being £1,656.84.

RATES R.V. £35,000 (2023 list). Estimated Rates Payable £17,450 (2024/2025).

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 its own legal costs in connection with the transaction.

EPC The EPC rating for the property is 'B' and is valid to 2nd May 2034. [View/Download Certificate](#)

VIEWING
Strictly by appointment

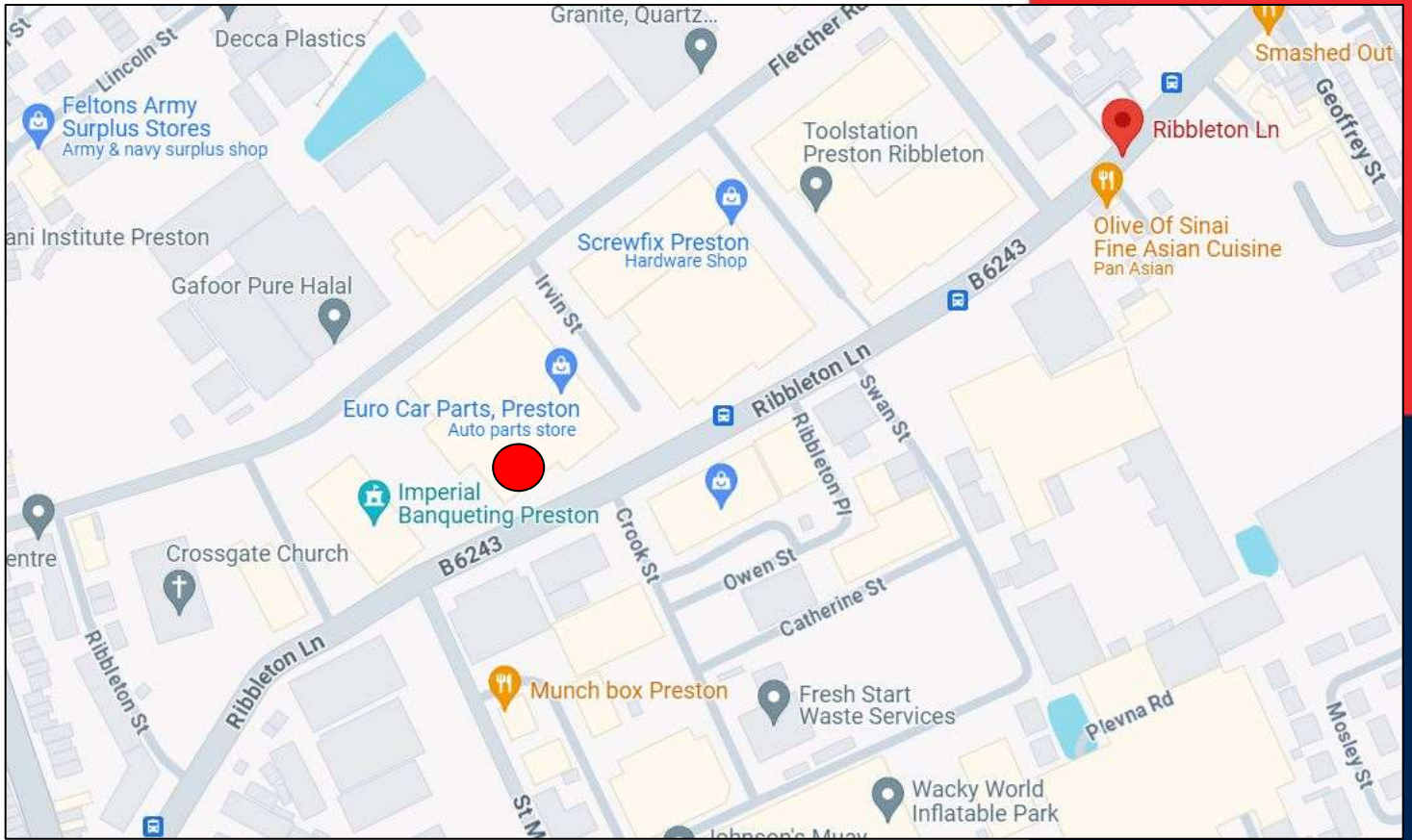
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**ROBERT
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LOCATION PLAN



For full details of available commercial premises
throughout the North West, please visit:

www.pinkus.co.uk

1 Winckley Court, Chapel Street, Preston
PR1 8BU



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PHOTOGRAPHS



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