

MORGAN

MARTIN

WAREHOUSE FOR SALE

Unit 18

Centurion Way Industrial Estate

LEYLAND

PR25 4GU



- Gross Internal Area 5,985 sq ft (556.1 sqm)
- Car Park to Front
- Long Leasehold 999 years from 1983 at a peppercorn rent

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The unit is situated within the well-established Centurion Way Industrial Estate, immediately adjacent to Leyland Business Park, and the wider Lancashire Business Park to the east.

The location offers excellent access to the M6, M61 and M65 motorways intersection, approximately 1.5 miles to the north-east.

DESCRIPTION

The property comprises an end-terrace, industrial unit, being of painted brick elevations beneath profile metal sheet roof, incorporating translucent roof lights. The unit provides open plan warehouse accommodation together with offices to the front elevation, and a WC block. The unit is accessed via a roller shutter door measuring 4.35m x 4.5m, which leads from the forecourt at the front of the building.

There is a good sized forecourt for parking and loading to the front.

The property provides the following approximate gross internal floor areas:

Warehouse:	5,100 sq ft	(473.79 sqm)
Offices:	290 sq ft	(26.94 sqm)
Mezzanine:	595 sq ft	(55.37 sqm)
Total:	5,985 sq ft	(556.10 sqm)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATING ASSESSMENT

The property is entered into the Rating List at Rateable Value £16,250. With effect from 1 April 2023 the Rateable Value will be £23,000.

SALE PRICE

£475,000 subject to contract.

TENURE

Long leasehold for 999 years from 1983 at a peppercorn rent.

EPC

An Energy Performance Certificate is available upon request.

VAT

All rents and prices quote are or may be subject to the addition of VAT at the prevailing rate.

ESTATE CHARGE

There is an estate charge of approximately £700 pa.

ANTI-MONEY LAUNDERING

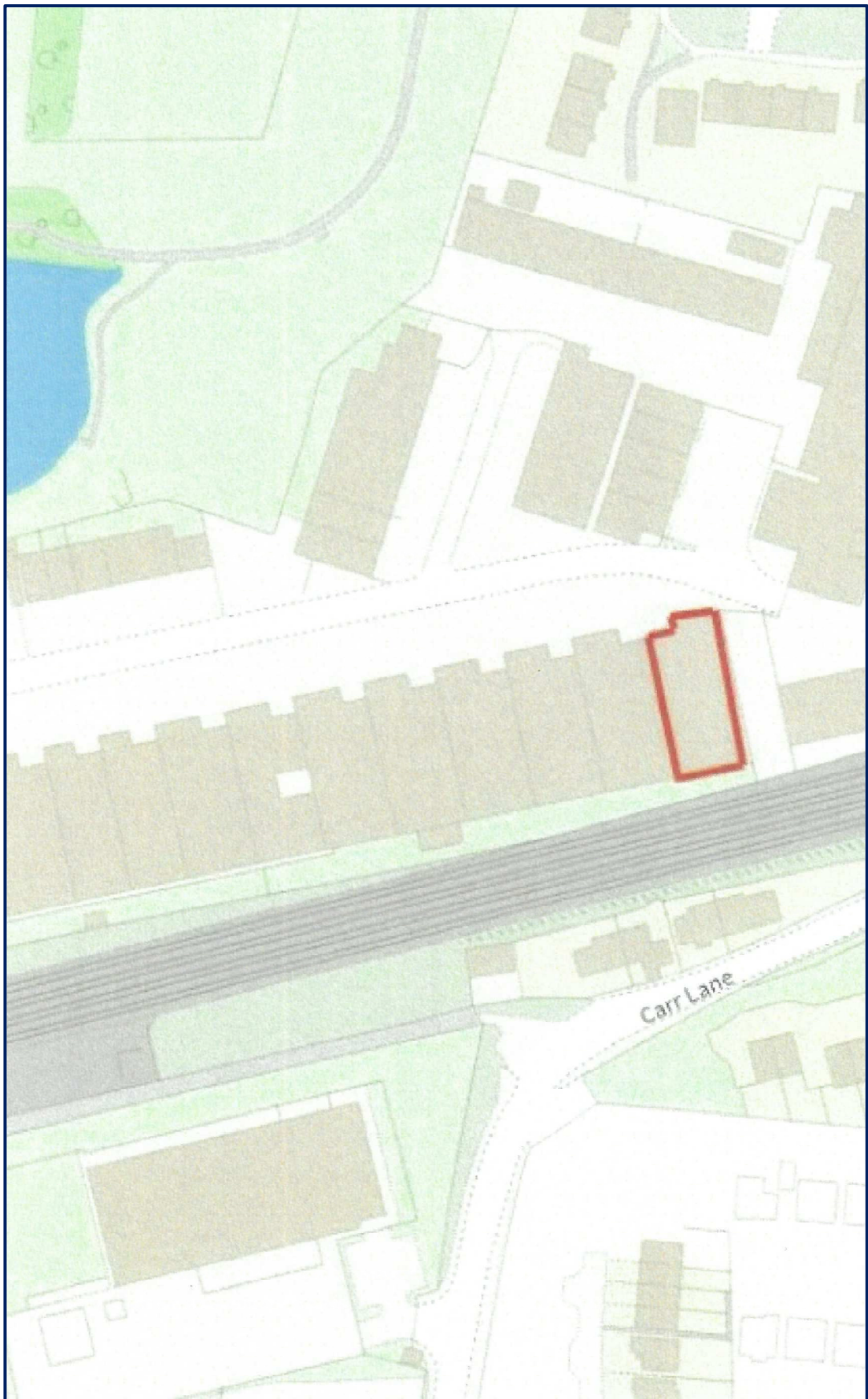
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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

FURTHER INFORMATION

Contact: Charles D. Bell
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Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

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