

MORGAN

MARTIN

**Warehouse Investment
FOR SALE
Unit 11
Centurion Way Industrial Estate
LEYLAND
PR25 4GU**



- **Gross Internal Area 5,390 sq ft (500.73 sqm)**
- **Car Park to Front**
- **Long-Leasehold 999 years from 1993 years 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, M65 motorways intersection, approximately 1.5 miles to the north-east.

DESCRIPTION

The premises comprise a mid-terrace, single-storey industrial unit of brick construction, under a pitched, asbestos sheet roof. Access to the unit is via a roller shutter door measuring 4.35m x 4.5m, which leads directly from the forecourt at the front of the building.

To the front of the building is a single-storey brick constructed office.

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)
Total:	5,390 sq ft	(500.73 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 £15,500. With effect from 1 April 2023 the Rateable Value will be £22,000.

TENANCY

The property is let to Garage Services Limited on the basis of a 6-year lease from 1 December 2018 on full repairing and insuring terms, at annual rent of £24,000 pa. The lease makes provisions for the rent to be reviewed every 3 years of the term.

SALE PRICE

£400,000 subject to contract.

EPC

An Energy Performance Certificate is available.

VAT

All rents and prices quoted 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 REGULATIONS

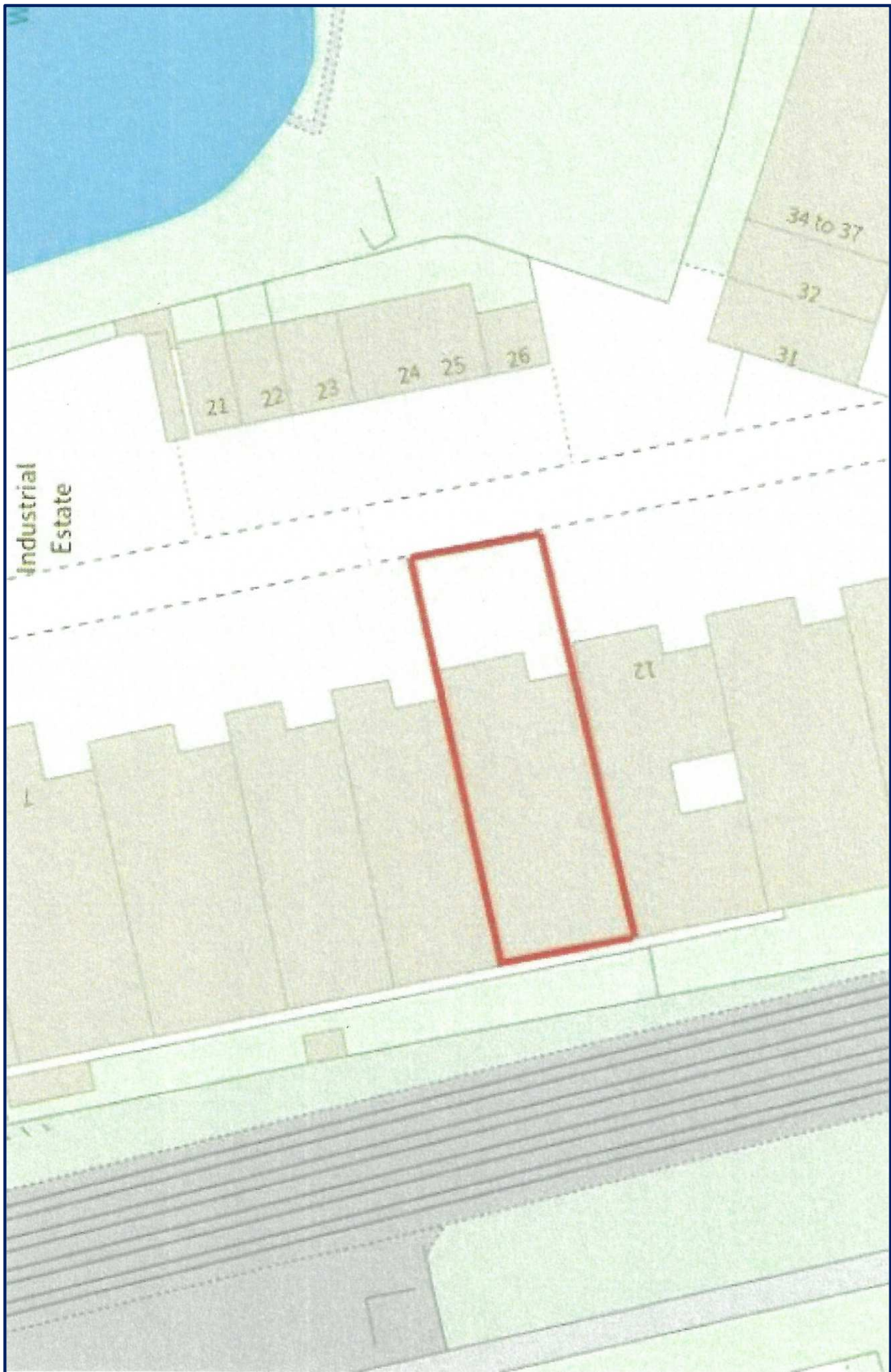
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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

FURTHER INFORMATION

Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
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PR1 3LT**

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Energy performance certificate (EPC)

11 Centurion Way Industrial Estate
Centurion Way
FARINGTON
PR25 4GU

Energy rating
C

Valid until: 6 November 2032
Certificate number: 1532-8591-4936-8521-4883

Property type: Offices and Workshop Businesses

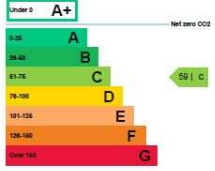
Total floor area: 499 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

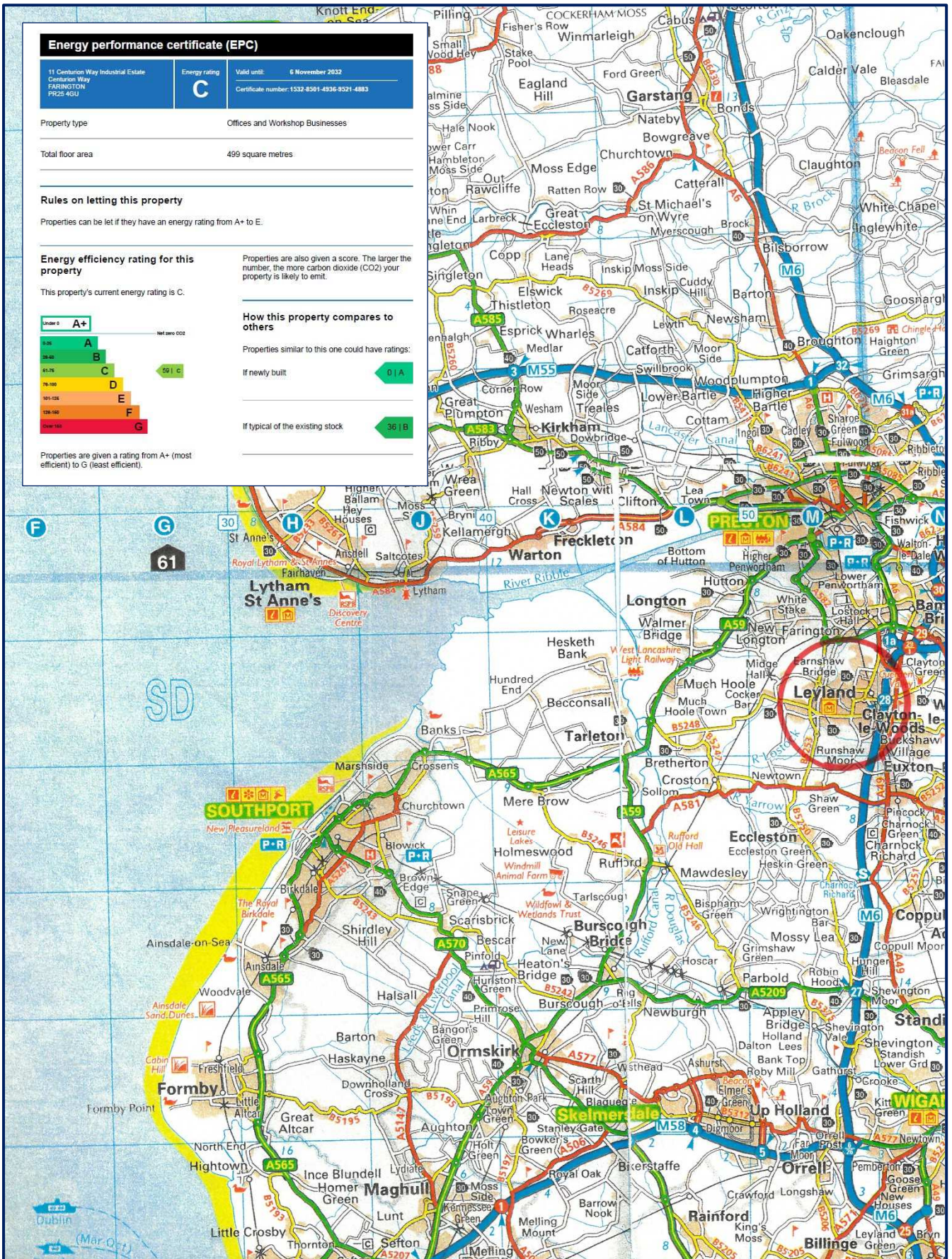
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: **D | A**

If typical of the existing stock: **35 | B**



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