

FOR LEASE

WORKSHOP / WAREHOUSE BUILDING WITH EXTERNAL SPACE AND CAR PARKING

WORKSHOP / WAREHOUSE
BUILDING
HIGHAM GRANGE
HIGHAM SIDE ROAD
INSKIP
PRESTON
PR4 0TF

- TOTAL COMBINED SPACE: 4,200 SQ FT
- MAINLY OPEN PLAN GROUND FLOOR WORKSHOP / WAREHOUSE SPACE
- PLUS, FIRST FLOOR WORKSHOP / WAREHOUSE / OFFICE SPACE
- PART MEZZANINE FLOOR PROVIDING ADDITIONAL STORAGE SPACE
- 3 X LOADING / VEHICLE ACCESS DOORS
- PLUS, EXTERNAL SPACE AND CAR PARKING

RENTAL: £16,950 PER ANNUM + VAT (EXCLUSIVE)



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

HIGHAM SIDE ROAD, INSKIP

LOCATION

Located a short distance from Kirkham, Broughton, Garstang and Poulton-Le-Fylde areas. Approx. 9 miles north west of Preston City Centre, and 12 miles to the east of Blackpool. Ease of access is also towards the M55 and M6 motorways. Higham Side Road is accessed off the B5269 Preston Road.

DESCRIPTION

This deceptively spacious Workshop / Warehouse comprises:

- Two storey building
- Mainly open plan Workshop / Warehouse space
- Plus, additional storage space
- 3 x vehicle access / loading doors
- External areas
- Car parking
- Secure position on a small business park

Internal viewings are highly recommended.

ACCOMMODATION

GROUND FLOOR

Workshop / Warehouse space: 251.7 SQ M / **2,700 SQ FT**

Vehicle Access/Loading Door 1: Height: 3.6m x Width: 3m

Vehicle Access/Loading Door 2: Height: 3.8m x Width: 3.2m

Loading (Sliding) Doors: Height: 3.6m x Width: 3m

Eaves Height (average height): 3.7m

Max pitch Height: 4.5m

FIRST FLOOR

Office / Workshop / Warehouse space: 78.7 SQ M / **850 SQ FT**

(PART) MEZZANINE FLOOR

Storage space: 60 SQ M / **650 SQ FT**

TOTAL COMBINED SPACE: 390.4 SQ M / 4,200 SQ FT

ADDITIONAL PHOTOS & PLAN

Can be seen overleaf and to the latter pages of the brochure.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

VAT

Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate.

EPC

TBC

SERVICE CHARGE / BUSINESS RATES

Service Charge payable: details to be confirmed.

Tenants are responsible for their own Business Rates (and utility bills etc).

LEASE / LEGAL COSTS

A new effective FRI lease is available, with terms to be negotiated and the incoming tenant is to be responsible for Landlords legal fees incurred in the transaction. Quote to be provided.

VIEWINGS

Internal viewing is highly recommended by calling 01772 280500 Option 1 or emailing adam@durburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Durburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Durburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Durburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Durburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Durburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



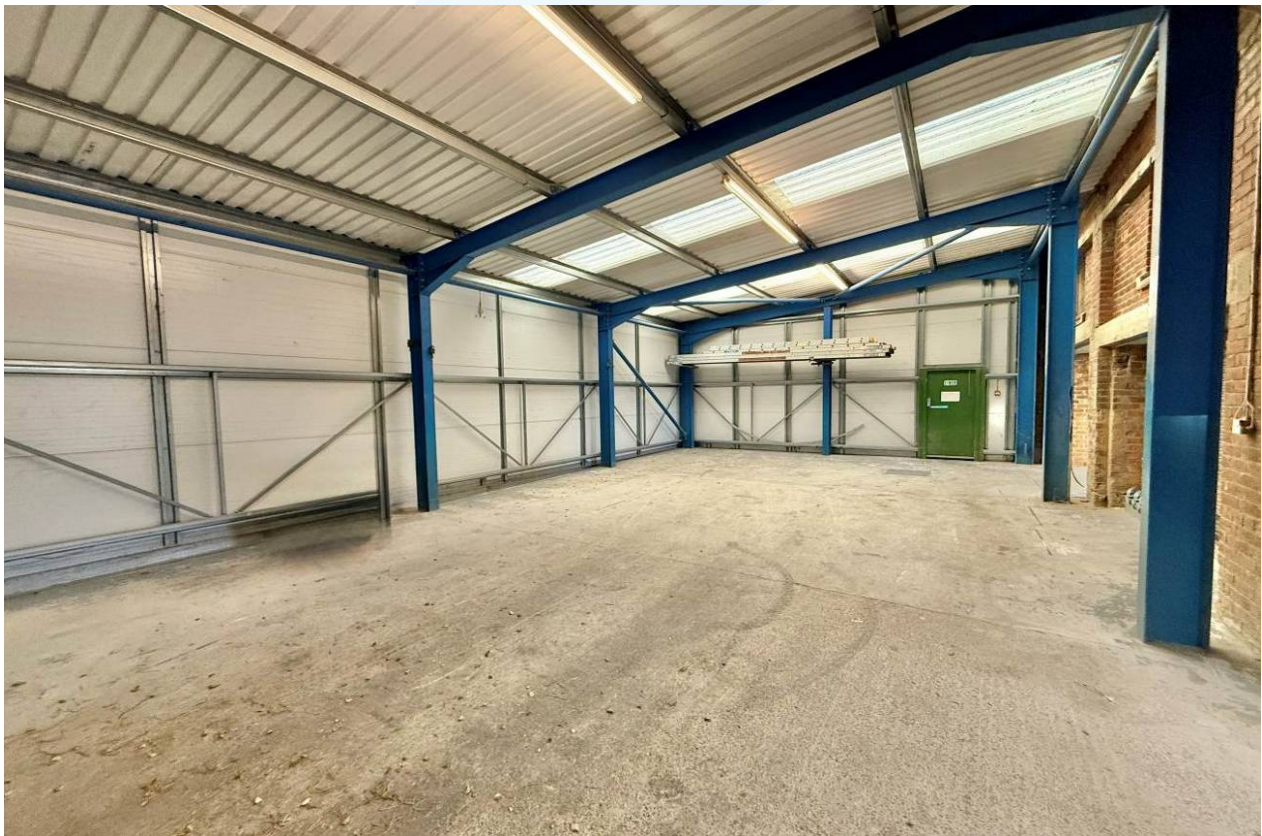


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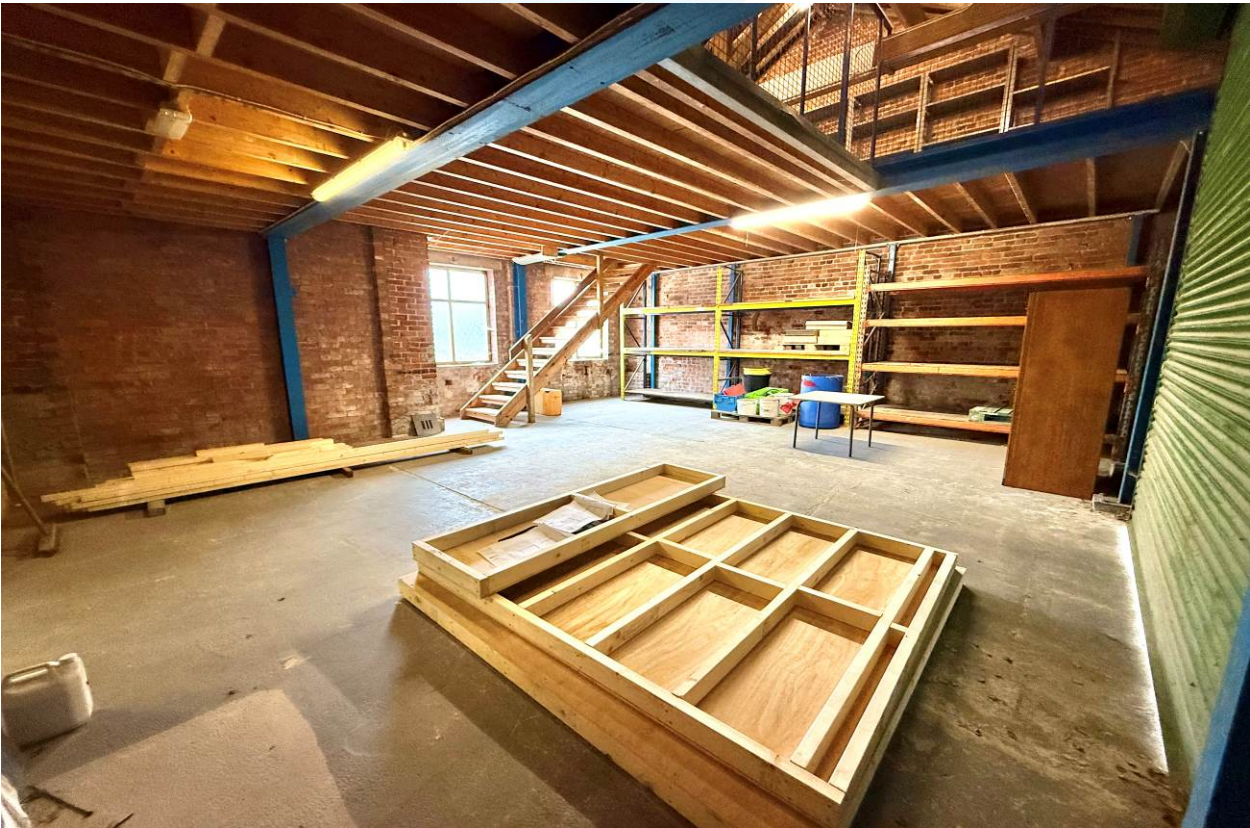
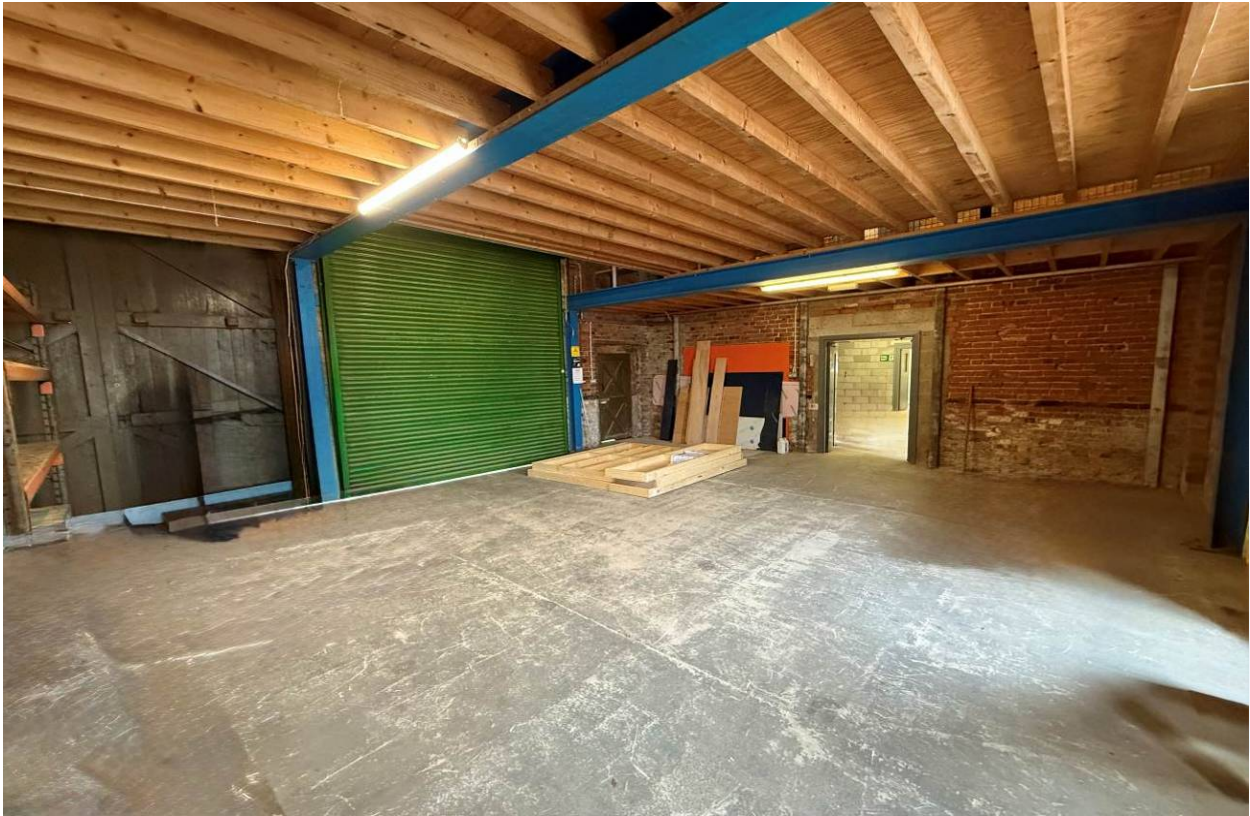


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Below: Mezzanine Floor images

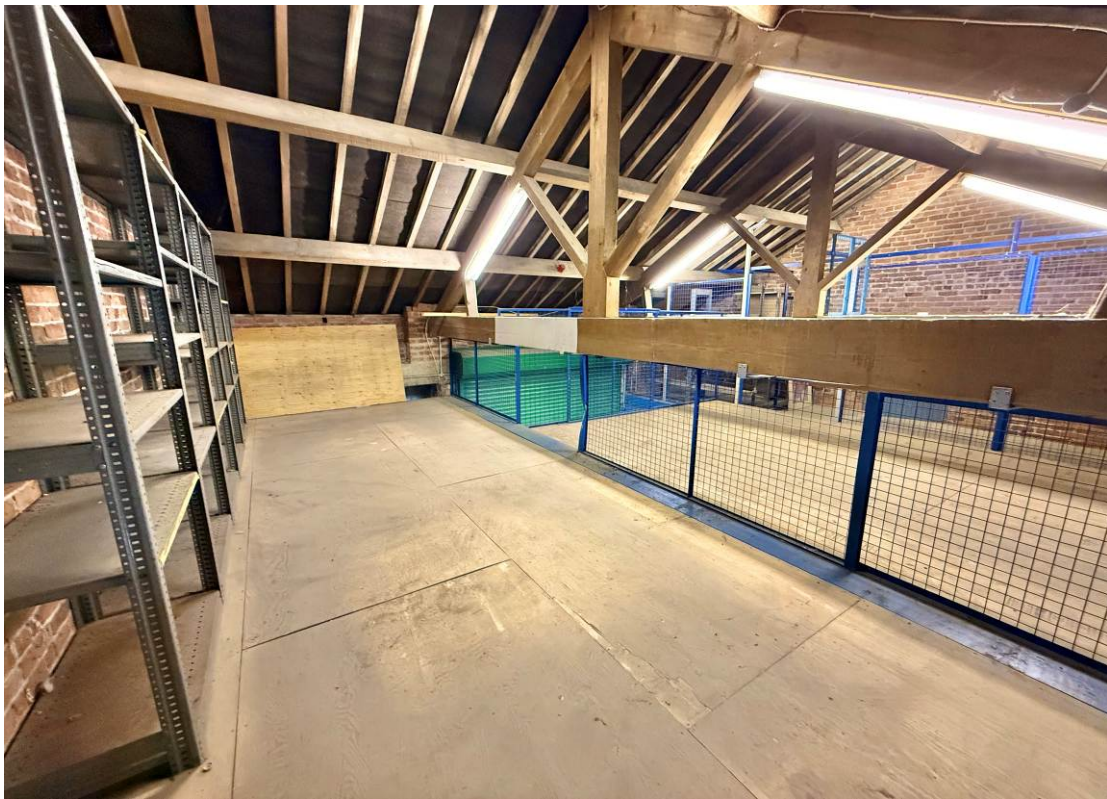


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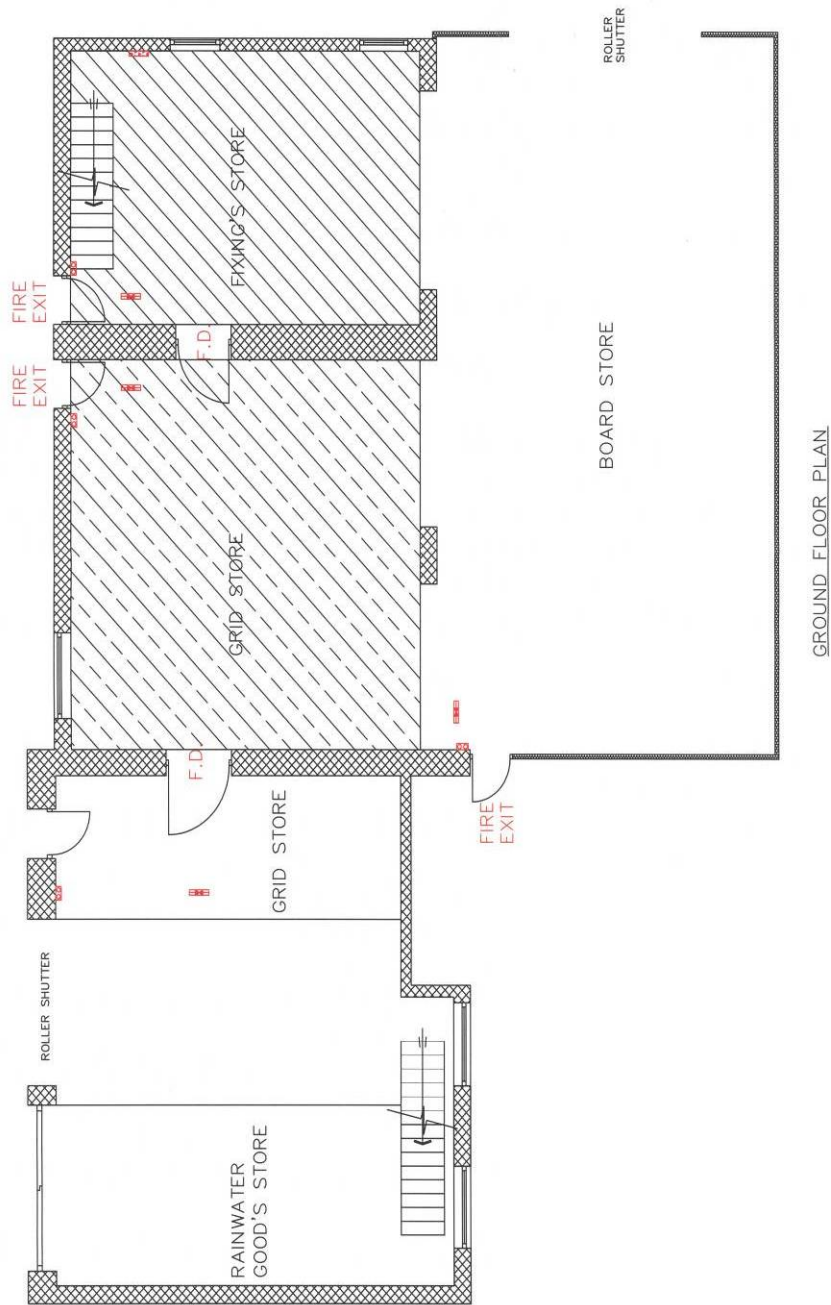
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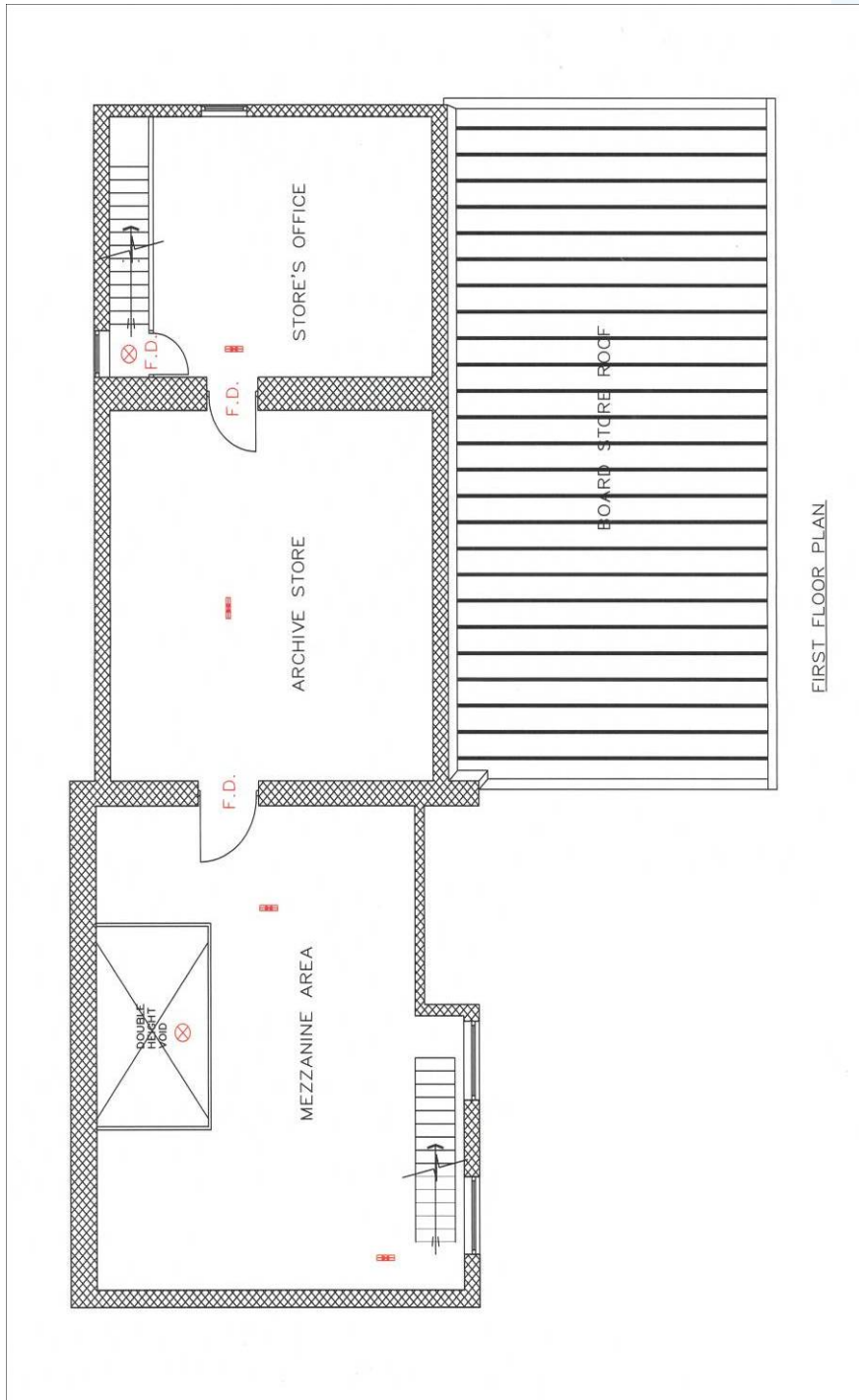
GROUND FLOOR PLAN

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The above plans are for guidance purposes only and should not be relied upon solely

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