

# Unit 2, JBF Units

Dewhurst Row, Preston PR5 6BB Industrial/Warehouse Premises 189.15 SQM (2,036 SQFT)

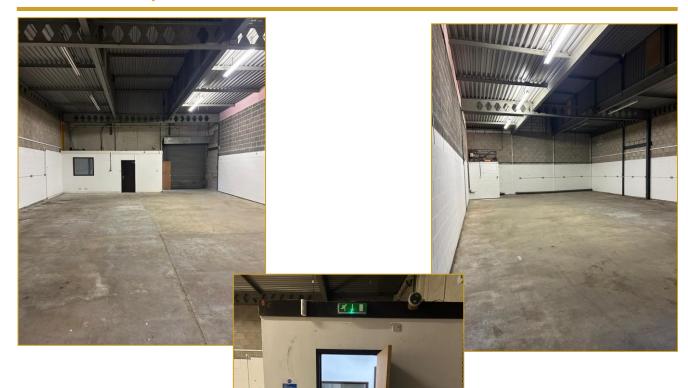
£18,500 per annum

- Self-contained industrial unit within shared community of 3 units
- Service yard and car parking to the front
- Excellent location, close to M6/M65 motorway intersection at Bamber Bridge

To Let

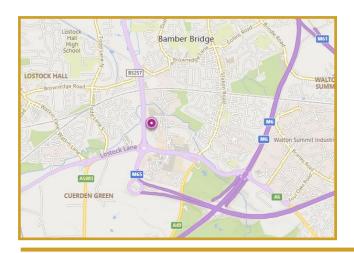
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## Location

The property is situated off Dewhurst Row within a recognized commercial location which benefits excellent links to the motorway network. Property within the immediate vicinity include other industrial units, offices and retail outlets with notable occupiers to include Lancashire County council, Matalan, Aldi & Sainsburys.

# **Description**

The unit comprises the mid unit of 3 terraced units within this small complex. The unit is served by a shared, secure, fenced and gated yard which also provides parking. 4 spaces are allocated to the unit in addition to loading facilities via an electrically operated roller shutter door to the front elevation. The unit is regular in shape providing open plan space with a working height of 5m. It also benefits reception offices and WC facilities.

# **Services**

We understand mains services are connected to the property to include mains water, drainage and electric. The electric is a submetered supply off the landlords connection. Please note that neither service connections nor any appliances have or will been tested prior to completion

## **Accommodation**

The unit provides the following dimensions 19.5m in length by 9.7m in width providing for a gross internal area of 189.15 sqm (2036 sqft)

## **Rating**

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Workshop & Premises	£8,600	£4,291.40 p.a.

## **Terms**

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

# Rental

£18,500 per annum exclusive.

# **Service Charge**

We are unaware of any specific service or estate charge that apply to the property however given that there is a communal yard it is expected that the upkeep of this yard along with secured boundaries and gates will be maintained between the 3 occupiers on an equally apportioned basis.

## **VAT**

The property does not currently attract VAT however the landlord may, in the future, elect for the property to be VAT registered in which case VAT would become payable on the rent.

## **Legal Costs**

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

#### FPC

An Energy Performance Certificate will be made available in due course.

# **Enquiries & Viewings**

Strictly by appointment with the agents Email: info@parkinsonre.com

Tel: 01942 741800

## **Subject to Contract**

Ref: **AG0830** July 2025.

10 Beecham Court, Wigan, WN3 6PR

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#### Subject to contract

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