



Arches 22-24 & Adjoining Land Gradwell Street, PR1 8RU

Reference number: PRE14701



 Size: 1,994 sq ft (185.25) sq m

 Location: Preston

 Rent: £16,000 Per Annum + VAT

 Type: Storage, Light Industrial

 Available From: Available From: Immediately

 Local Authority: Preston City Council on 01772 906900

 Deposit:

Property Description:

The premises comprise three arches complete with adjoining land and a separate office building and toilet block that have recently undergone refurbishment. The arches are accessed via electric roller shutter doors or separate pedestrian doors. Internally each have a small kitchen area, fluorescent strip lighting and three phase electricity supply. There is a separate office block, a separate building housing a kitchen and WC facilities and a yard area for storage and parking, secured with fencing and accessed by vehicular gates.

Key Details:

- Undergoing Refurbishment
- Office Space 262 sq ft
- Land 523 sq ft
- Parking
- Kitchen and W/C Facilities

Location Description:

The premises is situated off Gradwell Street which is half a mile from the city centre and within easy access of the M6.

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Solutions RPI:

Solutions RPI + 1%

Property Insurance:

The tenant is to pay the sum of £536.00 per annum in respect of a contribution to insurance.

User Planning:

The arch is deemed suitable for light industrial, storage and warehouse use.

Contact:

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Disclaimer:

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