

B
WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**APPROX 782 SQ M (8,420 SQ FT)
ON 0.21 HA (0.52 ACRES)**



**BROCKHOLES WAY
CLAUGHTON INDUSTRIAL ESTATE
CLAUGHTON ON BROCK
PRESTON
PR3 0PZ**

334 Deansgate, Manchester M3 4LY
www.wignallbrownlow.co.uk

0161 839 6409

Situation and Description

The property is situated on the south side of Brockholes Way, on Claughton Industrial Estate, in Claughton on Brock, approximately 3 miles to the south of Garstang and 9 miles north of Preston.

Garstang Road (B6430) links with Preston New Road (A6), providing access to Junction 32 of the M6, approximately 6 miles to the south.

The property comprises a detached single storey industrial unit with office extension, extending to a gross internal area of approximately 782.19 sq m (8,420 sq ft). The property is of steel frame construction to 7.5 metre eaves.

The previous occupier utilised the premises for engineering and the premises have the benefit of a 10 T overhead travelling crane and an electrically heated dry back powder coating room.

The premises have an 100 Amp three phase power supply.

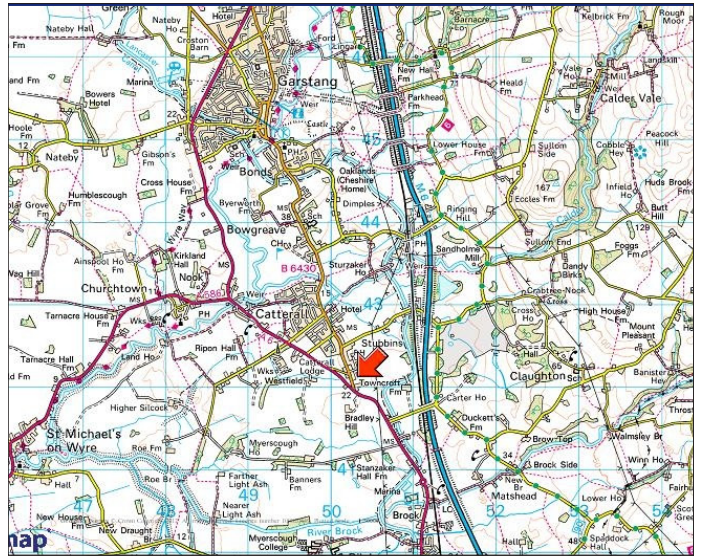
Externally, the property has a yard area secured to the front and side by palisade fencing. There is a concrete service apron between the entrance gates and the front elevation and the remainder of the site is roughly surfaced.

Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice.

The gross internal floor area is as follows:-

Description	Sq M	Sq Ft
Main Workshop	573.18	6,170
Stores, Canteen & WC's	133.80	1,440
Offices	75.21	810
TOTAL	782.19	8,420



Rating

We understand from enquiries of the Local Authority that the property is assessed as "Workshop & Premises" at a Rateable Value of £18,250.

The current Uniform Business Rate for 2011/2012 is 43.3p.

Terms

Offers are invited for the benefit of the freehold interest, subject to contract.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.



SUBJECT TO CONTRACT
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