

TO LET

Modern High Quality Industrial/Business/Warehouse Unit
12,594 Sq Ft



**27 HIGHER WALTON MILL, PRESTON, LANCASHIRE, PR5
4DJ**

- Ready for immediate occupation
- Easy access to the national motorway network
- Competitive terms
- Excellent offices



27 HIGHER WALTON MILL, PRESTON, LANCASHIRE, PR5 4DJ

Location

The property is situated adjacent to Higher Walton Mill close to the centre of Higher Walton on the A675 Blackburn road which connects Preston with Blackburn.

Junction 29 of the M6, junction 3 of the M65 and junction 9 of the M61 are all within a short drive.

Higher Walton Mill is an established industrial area occupied by a number of businesses.

Description

The property comprises an L-shaped detached high quality warehouse/business unit extending to 12,594 sq.ft.

It is of steel portal frame construction with steel insulated profile walls and roof which also incorporates translucent roof panels. The minimum eaves height is 23ft rising to the central apex to a height of 29ft.

The property has the benefit of 2 large roller shutter doors, solid concrete floor and good quality 2-storey offices benefitting from LED lighting, kitchen & w/c facilities, carpet tiled floors and electric heating.

To the outside is a good sized shared loading and yard area with dedicated parking for the unit.

Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor Workshop/Offices 11,011 sq.ft
First Floor Offices 1,398 sq.ft
Mezzanine Store 185 sq.ft

Total 12,594 sq.ft

Lease Terms

The property is available by way of a new lease for a maximum period of 5 years on full repairing and insuring terms. The rent is to be paid quarterly in advance.

The lease will be contracted out of the security of tenure provisions of the Landlord and Tenant Act.

Rating

With effect from 1st April 2026 the property has a rateable value of £54,500 with rates payable expected to be in the region of around £30,000.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services, with the exception of gas are available to the property.

EPC

An EPC is available on request

Availability

Available immediately.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£75,000 Per Annum

Viewing

Strictly via sole agent, Taylor Weaver

Neil Weaver MRICS

Telephone: 01257 204900

neil@taylorweaver.co.uk

