

# TO LET

Unit 41 Dollywagon Way, Preston, Lancashire  
760 Sq Ft



## UNIT 41 DOLLYWAGON WAY, PRESTON, LANCASHIRE, PR5 6EW

- High Quality Business Unit
- Superb location with easy access onto the national motorway network
- Rent £12,000 pa plus VAT
- Close to B&Q, Sainsburys and Premier Inn



## UNIT 41 DOLLYWAGON WAY, PRESTON, LANCASHIRE, PR5 6EW

### Location

The unit is located on the popular South Rings Business Park, close to B&Q, Sainsburys supermarkets, amongst other well known national retailers.

The property is less than one mile from Junction 1 of the M65 motorway, which provides good access to the local nearby towns of Blackburn, Preston, Chorley and beyond

### Description

South Rings Business Park comprises a series of high quality modern industrial/workshop units available with immediate occupation.

Unit 41 has the benefit of a glazed entrance door, a solid concrete floor, WC/amenity facilities and an eaves height of approximately 14ft rising to 23ft, allowing for the construction of a mezzanine, if required.

Externally there is parking for two vehicles. However, additional shared parking is available within the development.

### Accommodation

We have calculated that the premises has a gross internal area of 760 sq.ft / 71 sq.m

### Tenure

Leasehold

### Lease Terms

The property is available by way of a new FRI lease for a minimum term of 3 years.

### Rating

The property has a rateable value of £8,600, as published on the VOA website. This means that eligible businesses will qualify for small business rate relief. Further details available on request.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

### Services

All mains services, with the exception of gas, are available to the premises

### Availability

Available March 2026

### 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

£12,000 Per Annum

### Viewing

Strictly through agents

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