

TO LET

High Quality Light Industrial Units
3,308 - 24,383 Sq Ft



MODERN UNITS, SEDGWICK STREET, PRESTON, LANCASHIRE, PR1 1TP

- Excellent well maintained space
- Available mid to late Summer 2026
- Suitable for trade counter, warehouse or industrial use
- Easy access to M6 motorway

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

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Location

The units have extensive frontage to Sedgwick Street close to the centre of Preston.

This is an established trade counter and industrial area . Junction 31 of the M6 motorway is about 3 miles from the property.

Description

A series of modern industrial/production/warehouse units with offices with secure yard/parking area

The units area as follows:

Unit 1 ~ Ideal trade counter unit with frontage to Sedgwick Street. Wc, kitchen. Roller shutter door. Eaves 3.875m. 2 parking spaces

Unit 2 ~ Large modern unit with offices, canteen and wc facilities. Roller shutter door from secure yard. Eaves 3.875m. 9 car parking spaces

Unit 3 ~ Modern warehouse ideal for trade counter use. Roller shutter door from secure yard. Eaves 3.875m. 2 car parking spaces

Unit 4 ~ Excellent 2 storey showroom/hybrid unit. Storage on the GF with large offices and boardroom above, Could be suitable for trade counter or showroom. High quality finish. A/c. Lift. 5 car parking spaces

This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.

Accommodation

The following units are available:

Unit 1 Workshop~ 3,502 sq.ft Rent £31,000 pa

Unit 2 Workshop~ 10,373 sq.ft Rent £78,000 pa

Unit 3 Workshop~ 3,308 sq.ft Rent £30,000 pa

Unit 4 Showroom~ 7,200 sq.ft Rent £55,000 pa

Consideration would be given to offering combinations of units up to a maximum of 24,383 sq.ft. Further details on request.

Lease Terms

The units are available for a minimum period of 7 years on FRI terms. A mutual break clause will be available of the 5th anniversary with 9 months notice.

Rents are to be paid quarterly in advance

Service charges (0.46 p per sq.ft) and building insurance premiums are charged to occupiers. Full details on request.

Rating

The rateable values are as follows:

Unit 1 ~ £18,250

Unit 2 ~ £35,000

Unit 3 ~ £15,750

Unit 4 ~ £23,750 (combined)

Legal Costs

Each party to be responsible for their own costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services are available.

EPC

EPCs are available on request

Planning

Light industrial, office and warehouse use will be considered.

Additional Information

A deposit up to 6 months will be required, subject to covenant status.

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

From £30,000 - £194,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver
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