

# Walton Summit Preston

Available to Let  
Warehouse  
8,114 sq ft ( 754 sq m )

Open plan warehouse

Three-phase electricity

Ancillary office

Car parking

First floor storage

Less than 1 mile from M6, M61 & M65

# Walton Summit

Station Road, Holly Place, Preston, PR5 8AR



## Description

Holly Place comprises a terrace of 4 warehouse units incorporating ancillary offices and WC facilities. The units benefit from a minimum eaves height of approximately 3.5 m to 4.4 m and are accessed via loading doors to the rear with personnel doors to the front.

The property forms part of the larger 250 acre industrial estate which is home to major occupiers such as Alliance Healthcare, Bosal, Ribble Cycles and Kukri Sports.

## Location

Walton Summit Industrial Estate is regarded as one of the finest business locations in Lancashire providing immediate access to the local and regional motorway network.

The property is located off Four Oaks Road on the Walton Summit Industrial Estate, adjacent to the intersection of the M6, M61 and M65 motorways.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

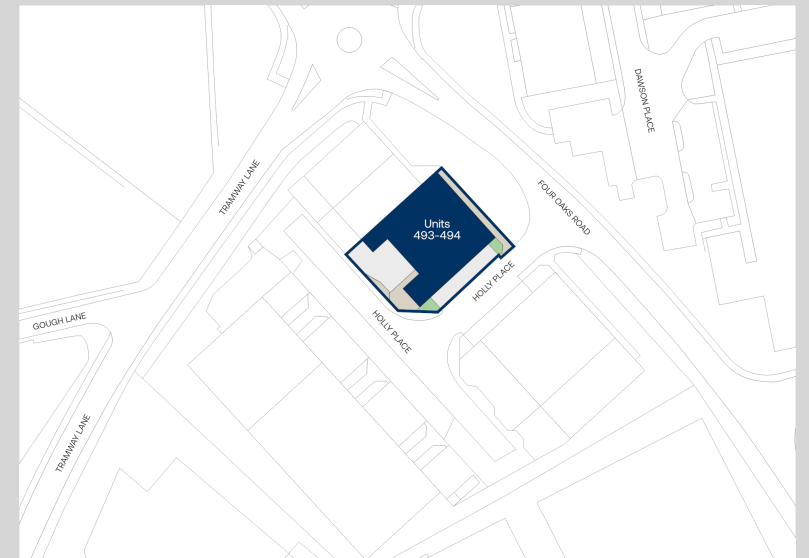
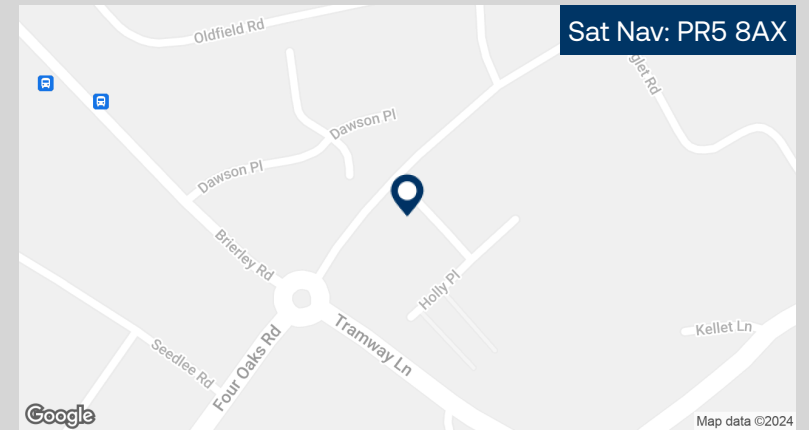
## Viewing / Further Information

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## Accommodation:

| Unit           | Property Type | Size (sq ft) | Size (sq m) | Availability |
|----------------|---------------|--------------|-------------|--------------|
| Unit 493 & 494 | Warehouse     | 8,114        | 754         | Under offer  |
| Total          |               | 8,114        | 754         |              |

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