TO LET

INDUSTRIAL / WAREHOUSE ACCOMMODATION

DINGLE RURAL BUSINESS PARK
NEWTON WITH SCALES
PRESTON
PR4 3RX

APPROXIMATE TOTAL FLOOR AREAS: 1,600 SQ FT – 5,500 SQ FT

LOCATION

Dingle Farm is located just off Church Lane in Newton with Scales just off Blackpool Road, the A583. The property is easily accessible from both Preston and Kirkham via Blackpool Road. Junction 3 of the M55 lies approximately 5 miles to the North West.
DESCRIPTION

Dingle Farm extends up to 3 acres and houses several agricultural buildings that have been converted to provide modern industrial warehouse/storage accommodation.

Unit 5 is of portal frame construction with blockwork and metal clad elevations. The unit benefits from:

- Solid concrete floor
- Manual roller shutter door
- Sodium lighting
- Three phase electricity

Units 6c/6f are small lock-up units located within a terrace of 8 units. They benefit from:

- Solid floor
- Three phase electric
- Strip lighting
- Forecourt loading/car parking

ACCOMMODATION

The units offer the following gross internal area:

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>3,500 (may split)</td>
<td>325</td>
</tr>
<tr>
<td>6b</td>
<td>800</td>
<td>74</td>
</tr>
<tr>
<td>6f</td>
<td>800</td>
<td>74</td>
</tr>
</tbody>
</table>

RENTAL

- Unit 5 £12,500 per annum exclusive
- Units 6c/6f £3,500 per annum inclusive

RATEABLE VALUE

<table>
<thead>
<tr>
<th>Unit</th>
<th>Rateable Value (2010)</th>
<th>Estimated Rates Payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>£6,800</td>
<td>£2,815.20</td>
</tr>
<tr>
<td>6b</td>
<td>£2,325</td>
<td>£215.99</td>
</tr>
<tr>
<td>6f</td>
<td>£2,325</td>
<td>£215.99</td>
</tr>
</tbody>
</table>

VAT

The rental is subject to VAT.

LEGAL FEES

Each party is responsible for their own legal fees in relation to this transaction.

VIEWING

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www.pinkus.co.uk