

# To Let

**Young  
&co**  
PROPERTY  
CONSULTANTS  
LIMITED

TRADE COUNTER / WAREHOUSE

**Unit 4, Leachfield Industrial Estate,  
Green Lane West, Garstang, PR3 1PR**



 **c 3,057 sq ft**  
(284 sq m)

## TO BE FULLY REFURBISHED

- Prominent location fronting A6 – Preston/Lancaster New Road
- Parking for 6 vehicles and yard area to the front
- Nearby occupiers include James Hargreaves Plumbers Merchants, Ramsdens, Howdens, Coar Farm Supplies

**0161 885 3232**  
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# Unit 4, Leachfield Industrial Estate, Green Lane West, Garstang, PR3 1PR



## Description

The property comprises a mid-terrace unit of Clear Space/ Portal Frame construction, together with a yard area to the front and parking for 6 vehicles.

Eaves height is c 4.5M/c 6.5M to the ridge.

Access to the unit is by a fully glazed uPVC entrance door leading into a small reception, office and WC.

There is a full height roller shutter door.

## Location

The unit forms part of the popular Leachfield Industrial Estate situated on Green Lane West, half a mile to the west of Garstang town centre.

The Estate benefits from frontage to Preston/Lancaster New Road (A6) which sees 22,000 vehicles passing on a daily basis.

## Accommodation

The property has been measured in accordance with RICS guidelines and is formed as follows:

	sq ft	sq m
Warehouse	2,713	252
Office/Kitchen/Toilets	344	32
Total	3,057	284

## Rent

Upon application.

## Terms

A new effectively full repairing and insuring lease for a term of years to be agreed.

## VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

## Services

Full details available upon request.

## Rates

The property is entered into the Rating List at Rateable Value £16,500.

## EPC

An Energy Performance Certificate is available upon request.

## Viewing

Viewing is strictly by prior appointment with the sole agents Young and Co (contact Dean Young).



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