

GRANGE HALL
PROPERTY COMPANY

23,525 SQ FT

MODERN DETACHED WORKSHOP / WAREHOUSE WITH OFFICES

UNIT 6 CENTURION COURT

FARINGTON · LEYLAND · PR25 3UQ

TO LET

INDUSTRIAL / WORKSHOP / WAREHOUSE

CONTACT

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EPC
C (60)



1.253 ACRE
SITE



7M EAVES
8.9M APEX



5 DRIVE-IN
DOORS



CRANEAGE
RAILS



LARGE POWER
SUPPLY

• UNIT 6 CENTURION COURT, FARINGTON, LEYLAND, PR25 3UQ · GRANGEHALLPROPERTY.CO.UK



GRANGE HALL
PROPERTY COMPANY

AN ESTABLISHED CENTRAL LANCASHIRE LOCATION

UNIT 6 CENTURION COURT

FARINGTON · LEYLAND · PR25 3UQ

GRANGE HALL PROPERTY COMPANY

UNIT 6 CENTURION COURT · PR25 3UQ



GRANGE HALL
PROPERTY COMPANY

THE SITE FROM ABOVE

AN ESTABLISHED INDUSTRIAL SETTING

CENTURION COURT BUSINESS PARK · FARINGTON

GRANGE HALL PROPERTY COMPANY

UNIT 6 CENTURION COURT · PR25 3UQ

An aerial photograph of an industrial area. A large, L-shaped building with a grey metal roof is outlined in red. To the left of the building are railroad tracks and a line of trees. To the right and above the building are several other industrial buildings, some with corrugated metal roofs, and parking lots filled with cars and trucks. The overall scene is a mix of industrial structures and natural elements like trees.

GRANGE HALL
PROPERTY COMPANY

THE DEMISE

A SELF-CONTAINED 1.253 ACRE SITE

RED LINE FOR INDICATIVE PURPOSES ONLY

GRANGE HALL PROPERTY COMPANY

UNIT 6 CENTURION COURT · PR25 3UQ

AT THE HEART OF CENTRAL LANCASHIRE

Unit 6 Centurion Court is situated on the popular **Centurion Court Business Park**, close to Lancashire and Leyland Business Parks on the edge of Leyland — an established industrial area with good access to the **M65, M61 and M6**, providing direct access to the national motorway network.

The site is accessed via a private road off **Wheelton Lane**, with Leyland town centre, Preston and the wider North West conurbations all within easy reach.

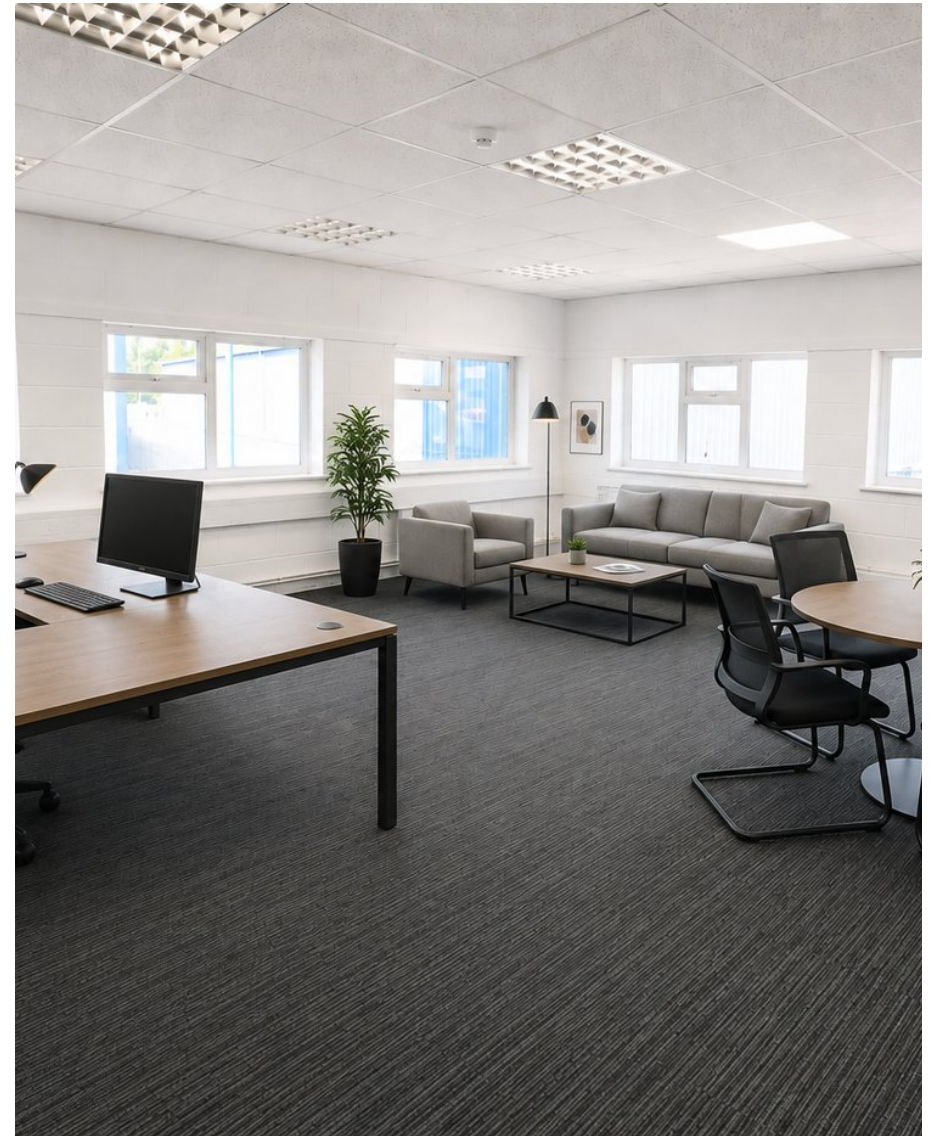
DISTANCE	MILES	MINS
M6 (Junction 28)	2	6
M65 (Junction 1)	2.5	6
Leyland Town Centre	1	4
Preston	5	15
Manchester	28	40
Liverpool	32	45



A SECURE, SELF-CONTAINED 1.253 ACRE SITE

A detached 'L' shaped warehouse/workshop with two-storey offices and amenity block, extending in total to **23,525 sq ft** on a site of **1.253 acres**, with a large concreted/hardcore secure yard accessed from a private road off Wheelton Lane.

- **Large Secure Yard**
Concreted/hardcore yard on a self-contained 1.253 acre site
- ⚡ **Large Power Supply**
All main services available including 3 phase power and gas
- 🏠 **Five Drive-In Loading Doors**
With craneage rails and solid concrete floor to the workshop areas
- 🏠 **Modern Detached Unit**
Steel portal frame with insulated profile clad walls and clear roof panels



MODERN DETACHED WORKSHOP / WAREHOUSE

Of steel portal frame construction with an eaves height of approximately 7 metres rising to around 8.9 metres at the central apex. The workshop areas benefit from craneage rails, solid concrete floors, LED lighting, five drive-in loading doors and gas space heaters.

Two-storey offices to the front provide a mixture of open plan and cellular space, with a further two-storey amenity block housing the canteen and works WCs, plus a small detached store within the yard.

- ✓ CRANEAGE RAILS & SOLID CONCRETE FLOOR
- ✓ FIVE DRIVE-IN LOADING DOORS
- ✓ LED LIGHTING & GAS SPACE HEATERS
- ✓ TWO-STOREY OFFICES & AMENITY BLOCK
- ✓ MINIMUM 7M INTERNAL EAVES HEIGHT

SCHEDULE OF ACCOMMODATION (GIA)

SQ FT

OFFICES

Ground Floor	1,709
First Floor	1,709

WAREHOUSE / WORKSHOP

Ground Floor Main Works	15,261
Extension	2,386

WORKS AMENITY

Ground Floor Canteen / WCs	880
First Floor Stores	880
Detached Store	700

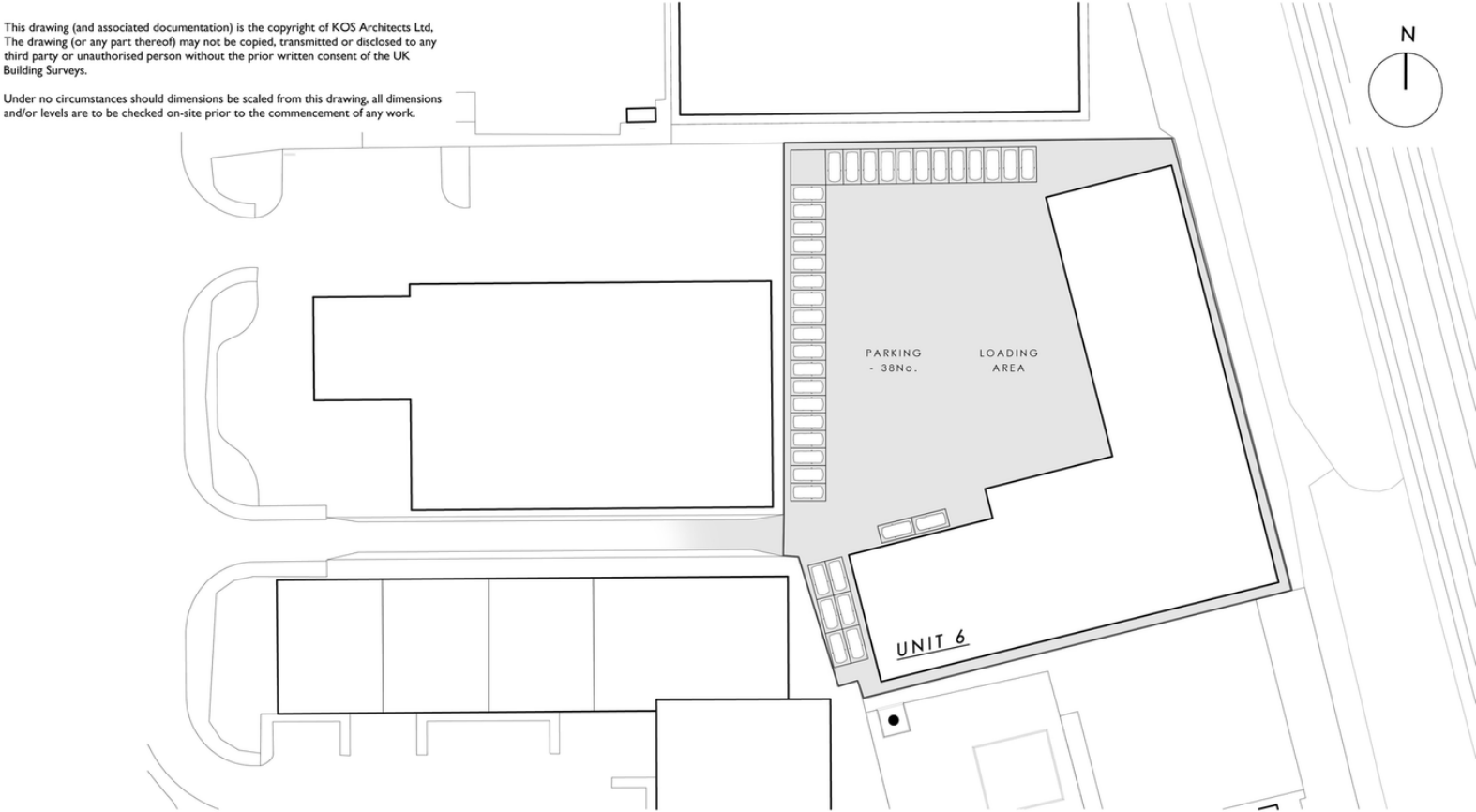
TOTAL

23,525

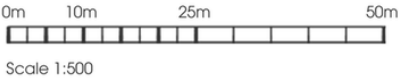
Gross internal areas. Measurements are approximate only.

EXISTING SITE LAYOUT

Existing site plan showing the unit, secure yard, loading area and 38 on-site parking spaces. Drawing by KOS Architects (268/E01) — indicative only, not to scale.



TOTAL ON SITE PARKING - 38



GRANGE HALL PROPERTY COMPANY LTD
EXISTING SITE PLAN
UNIT 6, CENTURION COURT, FARINGTON, LEYLAND, PR25 3UQ
SCALE: 1:500 @ A3
DRAWING NUMBER: 268 / E01
DRAWN BY: J.Kos
DATE: Jun 26

KOS ARCHITECTS

LEASE TERMS & OCCUPATIONAL COSTS

Lease Terms

Available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms. Rent payable quarterly in advance, exclusive of the costs of occupation including business and water rates, electricity and gas. The landlord will insure the building and charge the premium to the tenant.

Rating

Rateable value £149,000, with rates payable for the current financial year expected to be in the region of £71,500.

EPC

The property has an EPC rating of C (60).

Legal Costs & VAT

Each party to be responsible for their own legal costs. VAT is applicable to the figures quoted in these particulars.

Rent

£211,000 per annum exclusive.

Services

All main services are available to the property including 3 phase power and gas.

Planning

Industrial / warehouse uses will be considered.

Money Laundering Regulations

Customary due-diligence will be carried out on all tenants once an offer is accepted, including proof of identity and address, with an AML check undertaken to comply with HMRC requirements.



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AVAILABLE TO LET ON A NEW LEASE

The property is available immediately by way of a new full repairing and insuring lease for a minimum term of 5 years. Viewing strictly through the agents.

GH

Grange Hall Property Company

PROPERTY OWNER

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TW

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KEY TERMS

Size: 23,525 sq ft on a 1.253 acre site

Tenure: New FRI lease — minimum 5 years

Rent: £211,000 per annum exclusive

EPC: C (60) · **Rateable Value:** £149,000

VAT: Applicable