



# WALTON SUMMIT



95 Seedlee Road  
Walton Summit Centre  
Preston PR5 8AE

**TO LET**

MODERN DETACHED HIGH BAY WAREHOUSE &  
MANUFACTURING UNIT  
**39,611 SQ FT 3,679.9 SQ M**  
ON A SECURE, SELF-CONTAINED SITE



TWO-STOREY  
OFFICES



AWARDED A BREEAM  
VERY GOOD



LARGE POWER CAPACITY  
POTENTIAL OF 1,500KVA



ADJACENT TO THE  
M6, M61 AND M65 INTERSECTION

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**TOWNGATE PLC**



# THE OVERVIEW

- EXCELLENT LOCATION ADJACENT TO THE M6, M61 AND M65 INTERSECTION AT SOUTH PRESTON ON THE WELL ESTABLISHED WALTON SUMMIT INDUSTRIAL ESTATE.
- LOCATED VERY CLOSE TO THE ENTRANCE OF THE ESTATE, MINIMISING TRAFFIC CONGESTION GETTING IN AND OUT AT PEAK TIMES.
- MODERN UNIT COMPRISING APPROXIMATELY 39,611 SQ FT OF DETACHED, STEEL PORTAL FRAMED UNIT.
- SECURE, SELF-CONTAINED SITE.
- CCTV SYSTEM IN OPERATION AND A DOOR TRACKING SYSTEM.
- AIR-CONDITIONED TWO-STOREY OFFICES WITH PERIMETER TRUNKING, LED LIGHTING AND SUSPENDED CEILINGS.
- DESIGNED AS A PRODUCTION UNIT, BUT PROVIDING A GOOD QUALITY, HIGH BAY WAREHOUSE UNIT WITH TWO-STOREY OFFICES AND INTEGRAL AMENITIES INCLUDING WCS.
- 2 EXISTING DRIVE-IN LOADING DOORS.
- POTENTIAL FOR THE INSTALLATION OF AN ADDITIONAL DRIVE-IN LEVEL LOADING DOOR ALONG THE FRONT ELEVATION.
- INCLUDES A SMALL TERRACE OF WORKSHOPS WHICH COULD BE REMOVED TO PROVIDE ADDITIONAL CIRCULATION SPACE IF NEEDED BY AN OCCUPIER.
- THE MINIMUM EAVES HEIGHT IN THE MAIN WAREHOUSE IS 8M, RISING TO 13.5M IN THE FRONT HIGH BAY SECTION.
- POTENTIAL FOR 4,930 PALLET LOCATIONS (1,830 LOW BAY & 2,560 HIGH BAY)
- DETAILED PLANNING CONSENT FOR B2 PLANNING USE WITH B8 APPLIED FOR.
- AVAILABLE FOR OCCUPATION FEBRUARY 2020.
- THE PROPERTY IS NEWLY CONSTRUCTED (2018).



# EXCELLENT LOCATION

Walton Summit Industrial Estate is a well-established and recognised area strategically situated within the Bamber Bridge area of Preston, approximately 2.5 miles (4 km) to the south-east of Preston city centre.

The estate has excellent road communications being situated within the boundary of three motorways, namely the M6, M61 and M65. The subject property is situated on Seedlee Rd within the heart of the industrial estate and can be accessed either by Walton Summit Road or Four Oaks Road. Occupiers in the vicinity include Thyssenkrupp Aerospace, Babcock Rail, Mann Trucks, DHL and Parcel Force together with many more.



## DRIVE TIMES

M6 JCT 29	0.5 miles / 2 mins	LANCASTER	26 miles / 33 mins
M65 JCT 2 / M61 JCT 9	1.2 miles / 3 mins	MANCHESTER	27 miles / 41 mins
PRESTON	5.6 miles / 15 mins	MANCHESTER AIRPORT	35 miles / 40 mins
BLACKBURN	7.8 miles / 17 mins	WARRINGTON	32 miles / 40 mins





# SURROUNDED BY EXCELLENCE

Local occupiers include; Biffa, PTS, Lancashire DAF, Alliance Healthcare, K A Distribution, Baxi Manufacturing, Thyssenkrup Aerospace UK Ltd, HPH, Parcel Force Worldwide, The Ice Co Storage & Logistics, Yodel, Hancocks, Lanes for Drains, Dixon Group Europe Ltd, BS Stainless, Furlong Flooring, FPS Distribution, Ribble Cycles, Northwest Storage Solutions, Panther Logistics, Wolseley and NRS Healthcare.



# DESCRIPTION

The property comprises a modern unit totalling approximately 39,611 sq ft. Designed as a production unit with an 8m eaves height, the premises also provide an excellent High Bay warehouse unit with eaves heights rising to 13.5m.

Externally there are 2 drive-in loading doors, with potential for additional loading to be added. A small terrace of workshops provides further accommodation, but could be removed to provide additional circulation space if needed by an occupier. This detached, steel portal framed unit is situated on a secure, self-contained site providing external storage and both trailer and car parking.

The two-storey offices are air-conditioned with perimeter trunking, LED lighting and suspended ceilings.



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OFFICES**



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VERY GOOD**



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# SITE PLAN

## ACCOMMODATION

HIGH BAY WAREHOUSE	14,490 SQ FT	1,346.1 SQ M
WAREHOUSE / MANUFACTURING	25,121 SQ FT	2,333.8 SQ M
<b>TOTAL</b>	<b>39,611 SQ FT</b>	<b>3,679.9 SQ M</b>

Including offices and ancillary accommodation, but exclude the additional storage outbuildings within rear yard.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we have calculated the total Gross Internal Area of 39,611 sq ft.

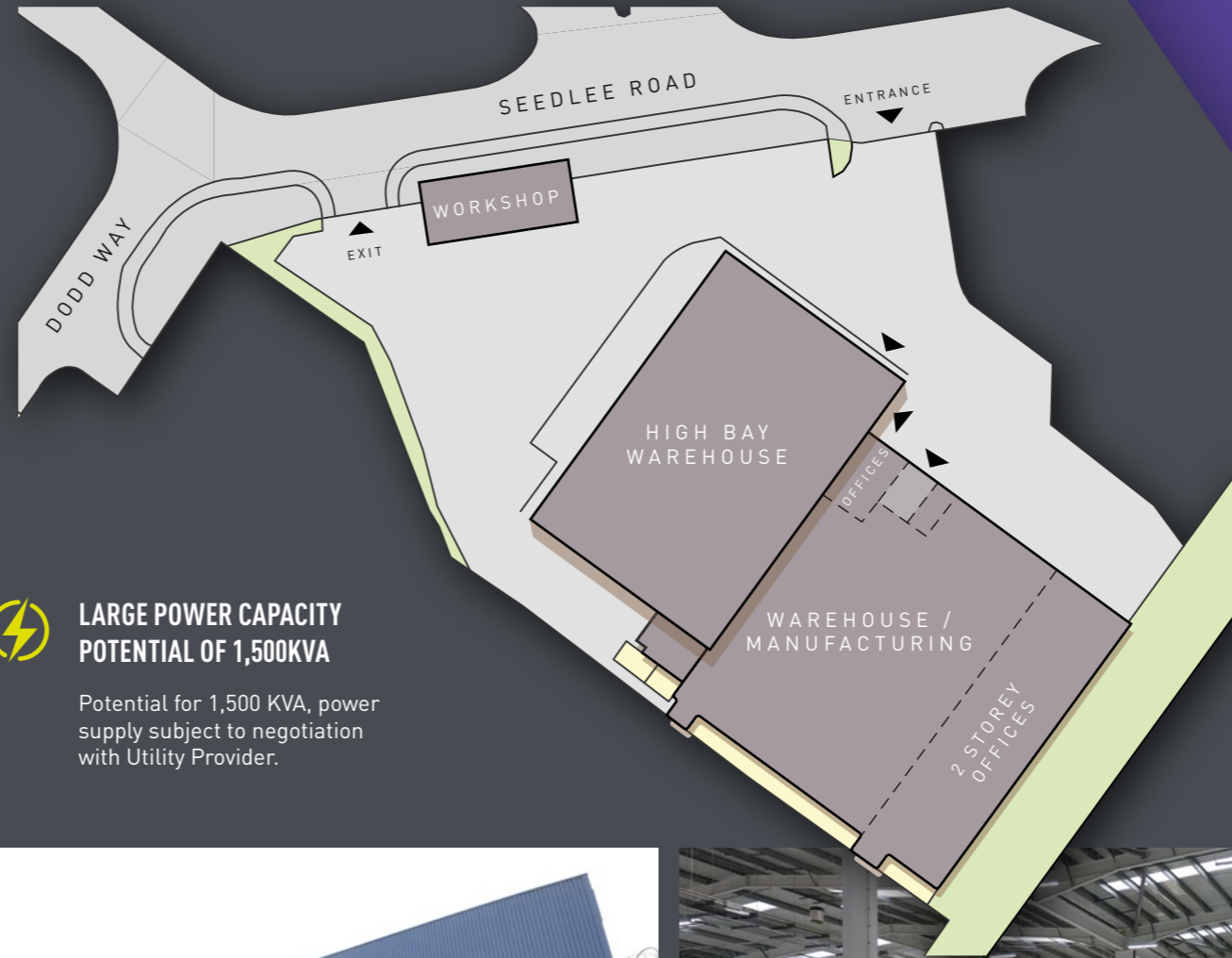
The property is situated on a site of 0.81 hectares (2.02 acres).

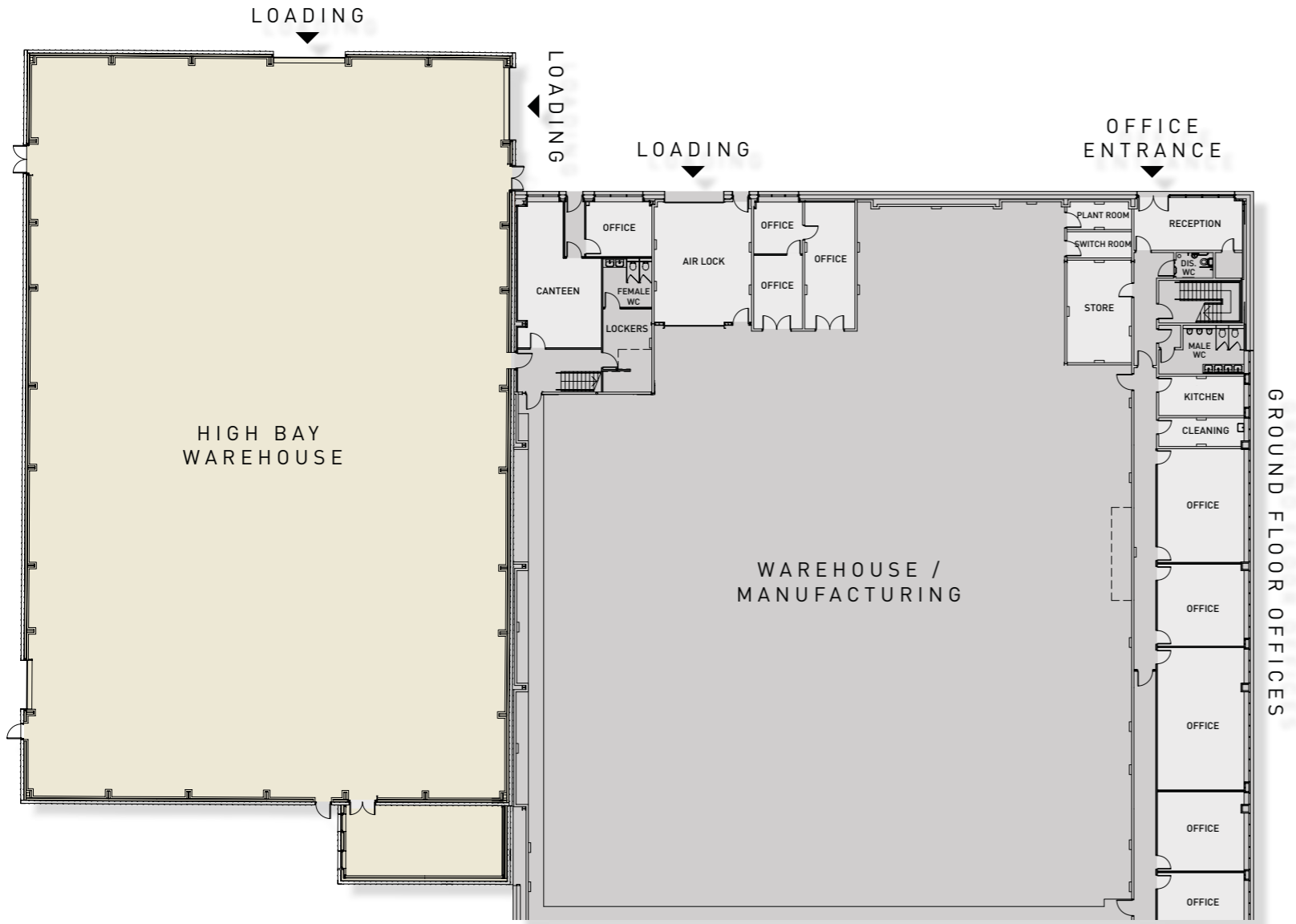
Potential for 4,930 pallet locations (1,830 low bay & 2,560 high bay).



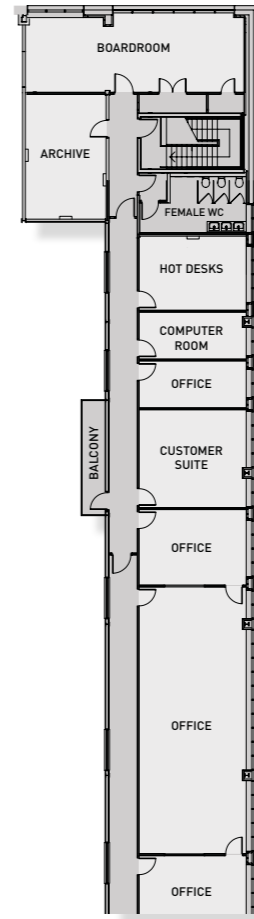
### LARGE POWER CAPACITY POTENTIAL OF 1,500KVA

Potential for 1,500 KVA, power supply subject to negotiation with Utility Provider.





GROUND FLOOR



FIRST FLOOR OFFICES

FLOOR PLAN



## FURTHER INFO

### EPC

The Property has an EPC rating of B45.

**B45**

### TERMS

The property is available on new full repairing lease terms.

### RATEABLE VALUE

The property has a rateable value of £142,000.

## FURTHER INFORMATION

For further information, please contact the joint letting agents.

**LITTLER & ASSOCIATES**

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