

Detached Warehouse/Workshop Unit with Offices

8,717 SQ FT (809.81 SQ M)

UNIT 27, TWIN LAKES INDUSTRIAL PARK, BRETHERTON ROAD, CROSTON, LEYLAND, PR26 9RF

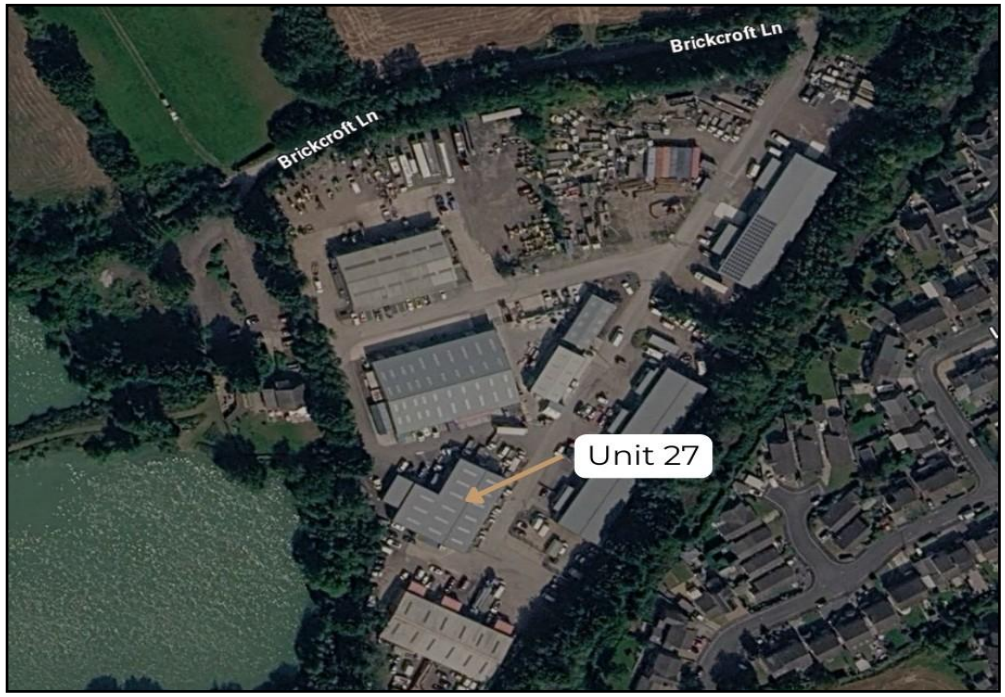
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St. George's House, St. George's St., Chorley, PR7 2AA
01257 441474 www.turnerwestwell.co.uk

KEY FEATURES

- Modern detached steel portal framed warehouse unit
- High quality office content
- Situated on the popular Twin Lakes Industrial Park, close to Croston Village
- Minimum eaves height of 4.6m
- Modern construction providing flexible accommodation, suitable for a range of uses/occupiers
- Secure site including CCTV
- Minimum lease term 5 years
- Incentives available - subject to lease term and Tenant status
- £70,000 per annum exclusive



LOCATION

Twin Lakes Industrial Estate is an established commercial location situated off Bretherton Road, on the outskirts of Croston, approximately 3 miles west of Leyland. The estate benefits from access to the local road network, including the A581 and A59, with the M6 (Junction 28) accessible via the A49, providing connections to the wider motorway network, including the M61 and M65.

The estate is home to a range of established industrial, manufacturing and trade occupiers, including Readyplant Ltd, Fibre Moulds UK, RGM Motorcycles and Andrew Maudsley Horseboxes, together with a range of other local businesses.

DESCRIPTION

The property comprises a modern, detached industrial unit of steel portal frame construction, with profile metal sheet cladding to the elevations and roof. The unit benefits from a large electrically operated roller shutter door (minimum eaves height of 4.6m), providing convenient access for loading and unloading.

Internally, the property provides open-plan warehouse accommodation together with ancillary office space, incorporating a modern kitchen facility and separate male and female WC facilities.

Externally, the property benefits from a generous hardcore-surfaced yard area, together with a parking area to the front of the unit.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Warehouse/Workshop	750.72	8,081
Office - Ground Floor	59.08	636
Total	**809.81**	**8,717**

SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a minimum term of 5 years. Incentives available subject to lease terms and Tenant status.

£70,000 per annum, exclusive.

SERVICE CHARGE

The lease shall include a service charge provision. Further information is available on request.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £44,500, with effect from 1st April 2026. **Interested parties are advised to confirm the rates payable directly with the Local Rating Authority (Chorley Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

USE/PLANNING

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).**

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

Anti-Money Laundering (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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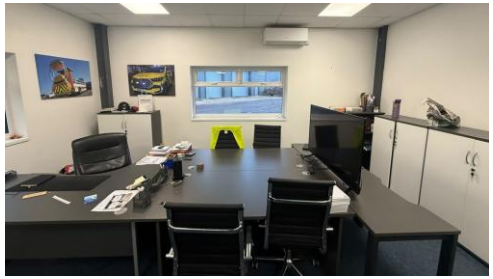
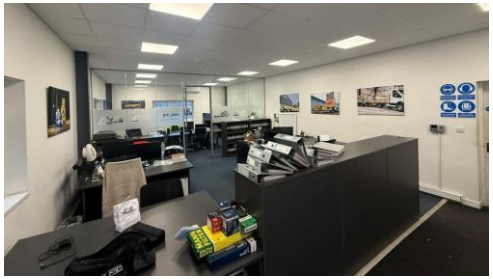
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Important Notice : *Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.*

RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.