



CITRUS
COMMERCIAL CIRCLE



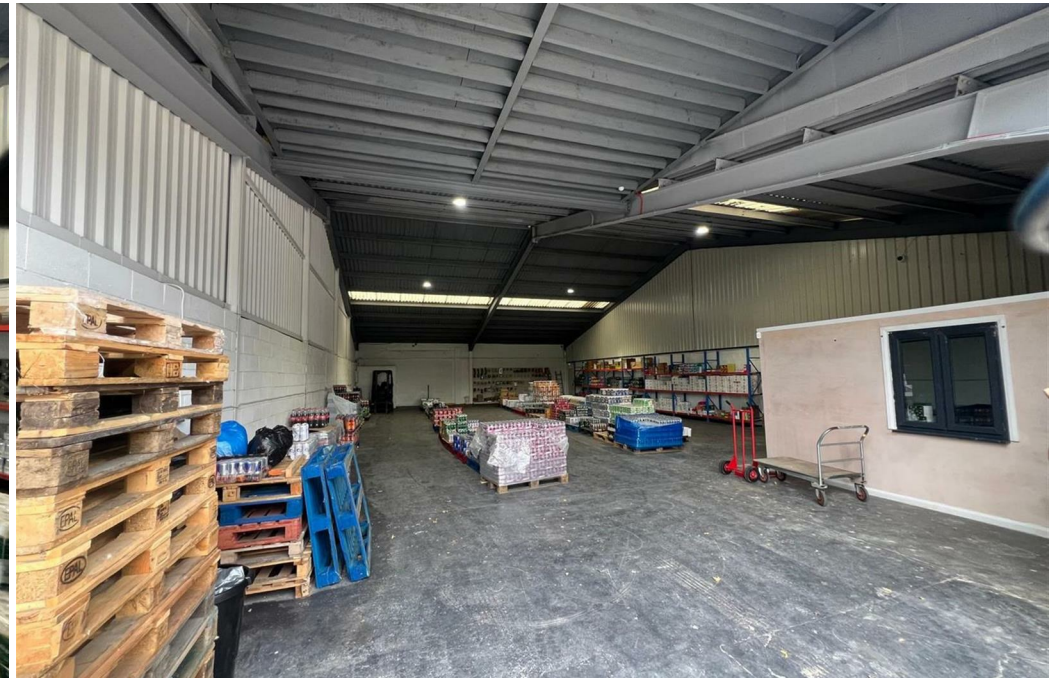
Industrial / Warehouse Unit To Let in Preston – Halshaw Business Park, Preston, PR1

£2,950 Per Month

- Industrial / warehouse unit extending to approx. 3,500 sq ft
- Located within secure gated business park
- Established commercial location
- Strong motorway connectivity to M6 and M55
- Recently refurbished to a high standard
- Excellent loading and vehicle access
- Popular Penwortham business park
- Three-phase electricity supply
- Suitable for warehouse, industrial, trade counter or storage use
- Easy access to Preston city centre

Industrial / Warehouse Unit To Let in Preston – Halshaw Business Park, Preston, PR1

An excellent opportunity to lease a well-presented industrial / warehouse unit located within the established Halshaw Business Park on Factory Lane, Penwortham.



An excellent opportunity to lease a well-presented industrial / warehouse unit located within the established Halshaw Business Park on Factory Lane, Penwortham.

Extending to approximately 3,500 sq ft, the unit has recently undergone refurbishment and now offers clean, modern and versatile accommodation suitable for a wide range of commercial occupiers.

The property benefits from a three-phase power supply, making it particularly well suited to manufacturing, engineering, warehousing, distribution, trade counter operations and other industrial uses. The flexible internal layout also allows occupiers to adapt the space to suit operational requirements.

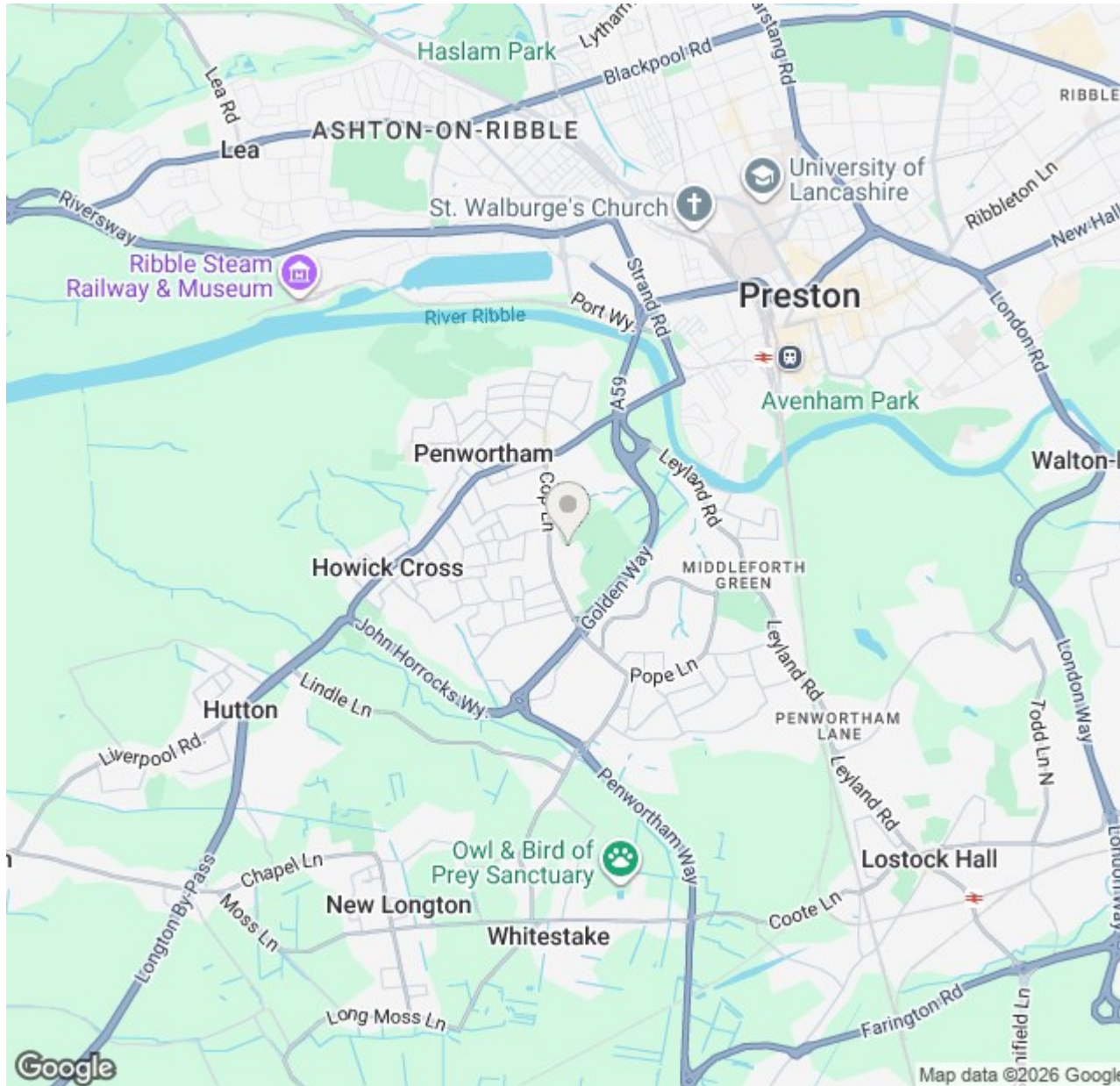
The unit is positioned within a secure gated commercial estate, providing occupiers with both security and convenience. Excellent loading provisions and practical vehicle access make the premises ideal for businesses requiring regular deliveries, collections or operational yard access.

Halshaw Business Park is a well-established commercial destination in Penwortham, widely regarded as one of Preston's most desirable business locations. The estate offers strong connectivity to Preston city centre, surrounding Lancashire business districts and the wider North West.

The location provides straightforward access to the M6 and M55 motorway networks, allowing efficient travel across Lancashire, Manchester, Liverpool and beyond.

This represents an excellent opportunity to secure refurbished industrial accommodation within a popular and strategically located business park.





Location

Halshaw Business Park is a well-established commercial destination in Penwortham, widely regarded as one of Preston's most desirable business locations. The estate offers strong connectivity to Preston city centre, surrounding Lancashire business districts and the wider North West. The location provides straightforward access to the M6 and M55 motorway networks, allowing efficient travel across Lancashire, Manchester, Liverpool and beyond.

Viewings

Viewings by arrangement only.

Citrus Commercial Circle

0161 383 1806

info@citruscommercialcircle.co.uk

James Byrne

Senior Negotiator

07501 883220

David Smith

Senior Negotiator

07501 035218

Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.



CITRUS
COMMERCIAL CIRCLE