

# WIGNALLS

Chartered Surveyors, Planning  
Consultants & Land Agents

## Steiger Building

3626ft<sup>2</sup> of storage building space  
available to rent

£500PCM

Guide Road | Hesketh Bank | Preston



The opportunity to lease a spacious storage building extending to 336m<sup>2</sup> (3,626ft<sup>2</sup>) on the outskirts of Hesketh Bank, with great transport links to Banks and Tarleton.

### Description

The subject property is based in the prime agricultural area of West Lancashire, to the north of Hesketh Bank on farmland known as Hesketh New Marsh.

The building was granted planning in 2004 and is a conventional steel portal framed structure with composite sheeting to all elevations. Access is gained via a roller shutter door and personnel door located on the northern elevation.

The property is supplied with water and electricity, sourced from a borehole and a generator.

### Date of Photographs

February 2025

### Access

Accessed off Cabin Lane, just off Guide Road, there is an existing farm track which serves the neighbouring detached property, the subject property and the surrounding agricultural land.

### Viewing and Enquiries

The land may only be viewed by prior appointment only. Viewings to be made by Tom Wignall BSc Hons MRICS FAAV or Hannah Eaton BSc Hons.

### Health and Safety

Prospective purchasers are respectfully reminded that they should take all reasonable precautions when viewing the property and observe necessary health and safety procedures.

The Vendors for themselves and Wignalls Chartered Surveyors as their agents accept no liability for any health and safety issues arising out of viewing the property.



01772 419277



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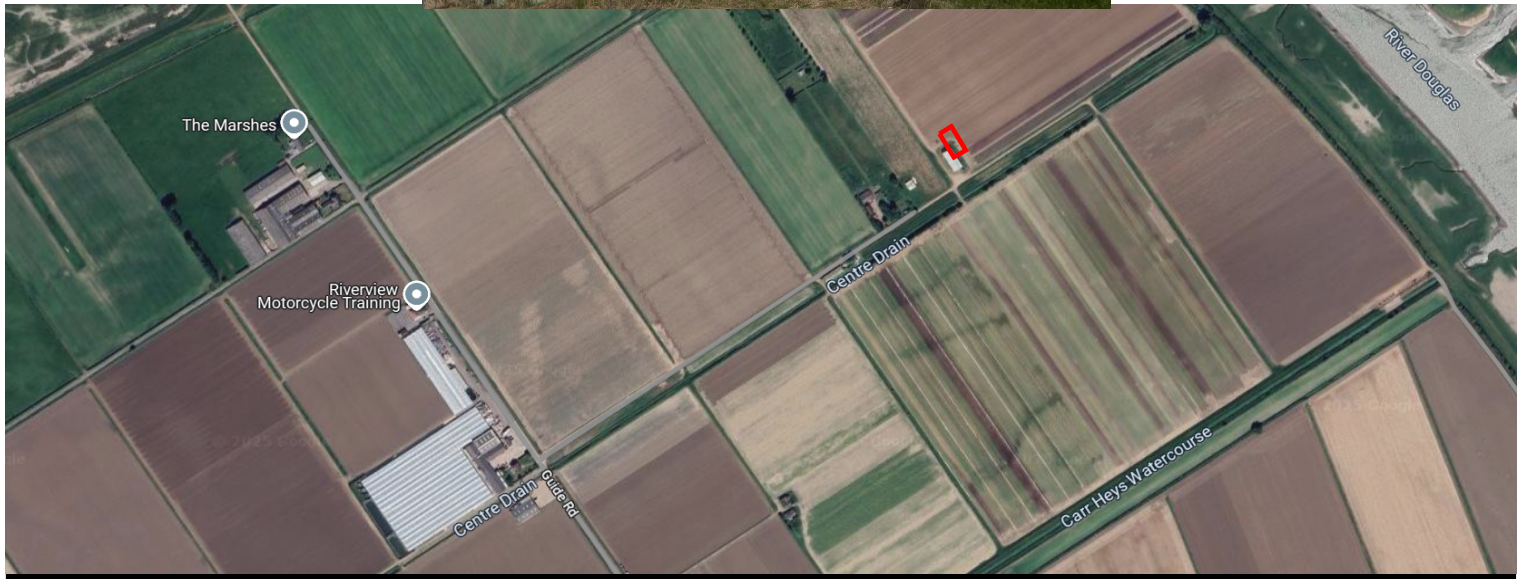
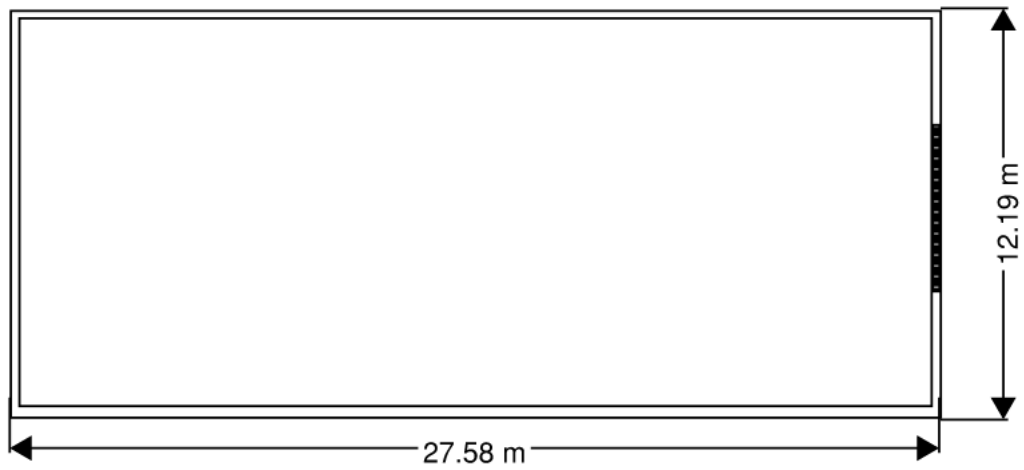
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311a Hesketh Lane, Tarleton, Preston PR4 6RJ



RICS





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