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**TO
LET**



INDUSTRIAL/STORAGE/WORKSHOP UNITS

169 m² (1,819 ft²)

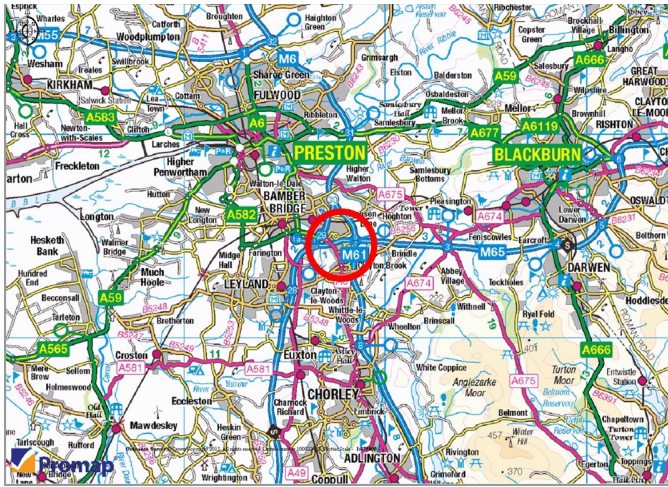
Unit 8
Kenyons Business Park
Gough Lane
Bamber Bridge
Preston
PR5 6AR

- Located on a secure site
- Excellent access to motorway network with the M6, M61 & M65 being within the immediate vicinity
- Well maintained and managed development
- Rental NOT subject to VAT
- No service charge

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Location

The industrial estate is situated on Gough Lane close to Walton Summit Employment Area providing excellent access to the M6, M61 and M65 motorways all being within 1 mile.

Description

The units are of steel portal frame construction surmounted by profile clad walls beneath clad roof providing generally clear span accommodation. The units generally benefit from kitchen and WC facilities in addition to 3-phase electricity. The units also offer roller shutter access from the yard area in addition to approximate eaves heights ranging from 2.36m to 4.4m.

Externally the units are located within a well maintained and secure shared development.

Accommodation

The gross internal floor areas have been estimated as follows:-

Unit	m ²	ft ²
1	Let	Let
2	Let	Let
3	Let	Let
4	Let	Let
5	Let	Let
6	Let	Let
7	Let	Let
8	1691,819	
9 GF	Let	Let
9 FF	Let	Let
Total (Unit 9)	Let	Let
10	Let	Let

Units are capable of amalgamation to suit specific occupier requirements.

Services

We understand that the premises benefit from mains electricity (3 phase) water and drainage.

Planning

It is understood that the premises have a permitted use generally within Classes B1 & B2 of the Use Classes Order 2005.

Interested parties should make their own separate enquiries of the local planning authority, South Ribble Borough Council (tel. 01772 625400).

Rating Assessment

The premises have a Rateable Value of £9,100.

Prospective tenants may be eligible for small business rate relief and should contact the local Council in this regard. Furthermore, further relief is available which has recently been extended until 31 March 2018 where eligible rate payers will receive small business rate relief at 100% on properties with Rateable Values up to £12,000.

Interested parties are, however, advised to make their own enquiries of the rating department at South Ribble Borough Council (tel. 01772 625476).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rental

£7,500 per annum, exclusive

Rents are payable quarterly in advance.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

UNIT1-4 KEVYONS FARM
 John Coulthart Ltd
 Kenyons Farm, Gough Lane
 Bamber Bridge
 PRESTON
 PR5 6AR

Certificate Reference Number:
 0597-0000-1930-3390-3523

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ (Net zero CO₂ emissions)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

122 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 766
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 135.53

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

VAT

All rentals quoted do NOT attract VAT.

Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

Viewing

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk