

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



WAREHOUSE PREMISES WITH YARD

1,265 m² (13,620 ft²)

**Unit 1 Charnley Fold Lane
Bamber Bridge
Preston
Lancashire
PR5 6AA**

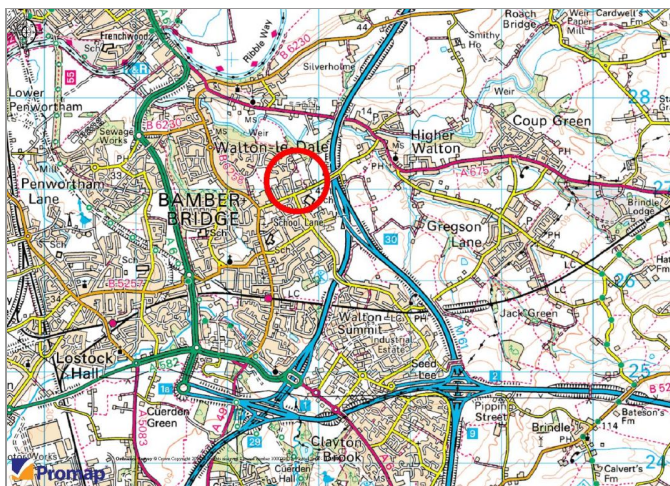
- Easily accessible location with the M6, M61 & M65 motorway intersection immediately to the South
- Established business park location
- Approximate eaves height of 5.7 m
- Secure concrete surfaced yard area

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET

eckersley
commercial property solutions



Location

The unit is well located providing easy access to Bamber Bridge town centre and the amenities it offers whilst also providing excellent communications to the motorway network with the M6, M61 and M65 motorway intersection located immediately to the South.

Occupiers within the immediate facility include Screwfix, Toolstation, Bowkers Haulage and Conlon Construction.

Description

The subject unit is the left hand semi detached warehouse unit being of steel portal frame construction surmounted by profile steel clad walls beneath cementitious profile sheet roof incorporating translucent roof lights.

The unit provides an approximate eaves height of 5.72 m and includes WC facilities. The unit has recently been re-lit with LED lighting together with new gates and fencing.

Access to the premises is provided via 2 commercial roller shutter doors from the concrete yard/car parking area.

A site plan is available upon request.

Accommodation

We have estimated the gross internal area to be approximately 1,265 m² (13,620 ft²).

Services

We understand mains electricity (3 phase), gas, water and drainage are available to the premises.

Rating

The unit is currently being reassessed for rating purposes.

Interested parties should make their own separate enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

We understand that the premises benefit from planning permission generally within Class B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries via the Local Planning Authority, South Ribble Borough Council.

Tenure

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

Asking Rental

Offers in the region of £75,000 per annum, exclusive.

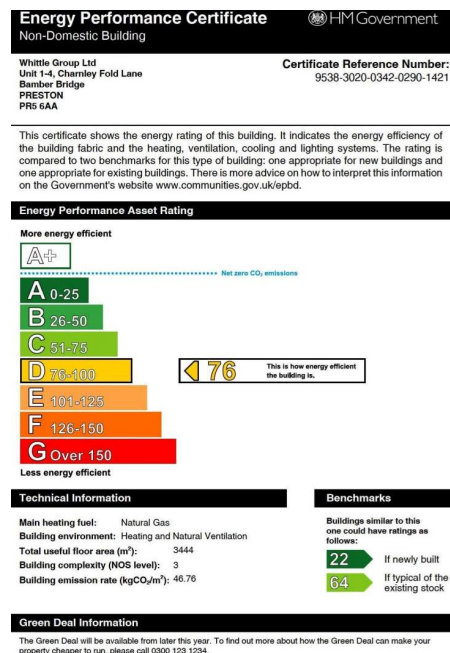
Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate



VAT

All rentals quoted within these particulars are subject to VAT at the prevailing rate.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: hjh@eckersleyproperty.co.uk/
mac@eckersleyproperty.co.uk