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**TO
LET**



INDUSTRIAL UNIT WITH LARGE SECURE YARD

1,098 m² (11,818 ft²)

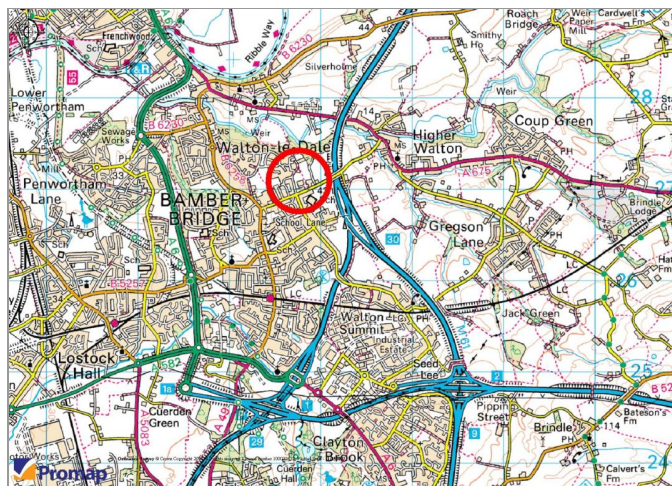
Unit 11-12
Charnley Fold Industrial Estate
School Lane
Bamber Bridge
Preston
PR5 6PS

- Easily accessible location with the M6, M61 & M65 motorway intersection circa 1.5 miles to the south
- Fully fitted Reception/Trade Counter
- Eaves height of 5.1m rising to an apex height to 5.97m
- Large secure yard to the front

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



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 vicinity include Screwfix, Toolstation, Bowkers Haulage and Conlon Construction.

Description

The property comprises an end terrace portal frame unit with brick elevations that are clad in part by profile sheet metal. The roof is pitched, comprising of asbestos and translucent panels. The property has both wall and roof insulation.

The unit provides an approximate eaves height of 5.1 m rising to an apex height of 5.97 m.

The unit has fully fitted reception/trade counter and also fully fitted first floor offices. Access to the unit is provided via 4 roller shutter doors from the secure concrete yard/car parking area.

Accommodation

We have estimated the approximate gross internal area as follows:

	m ²	ft ²
Ground floor office/amenities	81	871
Warehouse	939	10,104
First floor offices	78	843
Total	1,098	11,818

Services

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

Rating Assessment

The unit has a Rateable Value of £39,750

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

Planning

We understand that the premises offer a previous planning use generally falling 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 currently held on the remainder of a 15 year FRI lease from 19/12/2017 expiring on 18/12/2032. There is a Tenant break option on 19/12/2027.

The property is therefore available by way of a sublease or assignment although consideration may be given to a surrender and renewal subject to terms.

Rental

A current passing rent of £56,000 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

Energy performance certificate (EPC)			
A T S Drummer Unit 11-12, School Lane, Chantry Field Industrial Estate Bamber Bridge Preston PR5 6PS	Energy rating	D	Valid until: 3 October 2029 Certificate number: 6219-3963-0381-8630-4030
Property type		B1 Offices and Workshop businesses	
Total floor area		1115 square metres	
<h3>Rules on letting this property</h3>			
Properties can be let if they have an energy rating from A+ to E.			
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants unless an exemption has been registered.			
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.			
<h3>Energy efficiency rating for this property</h3>			
This property's current energy rating is D.			
<div><div>Index 9</div><div>A+</div><div>100</div><div>80-89</div><div>61-79</div><div>45-59</div><div>35-44</div><div>23-34</div><div>12-22</div><div>1-11</div><div>0-11</div><div>100</div><div>88 D</div></div>			
<h3>How this property compares to others</h3>			
Properties similar to this one could have ratings:			
If newly built			
23 A			
If typical of the existing stock			
66 C			

VAT

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

Enquiries

Via joint agents:

Eckersley

Contact: Mark Clarkson /Harry Holden
Tel: 01772 883388

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

Gerald Eve

Contact: Jason Print
Tel: 0161 259 0475
Email: jprint@geraldve.com