



# KEER PARK INDUSTRIAL ESTATE

WARTON ROAD / CARNFORTH / LA5 9FG

Substantial Industrial Units To Let  
**From 19,880 to 53,690 sq.ft**





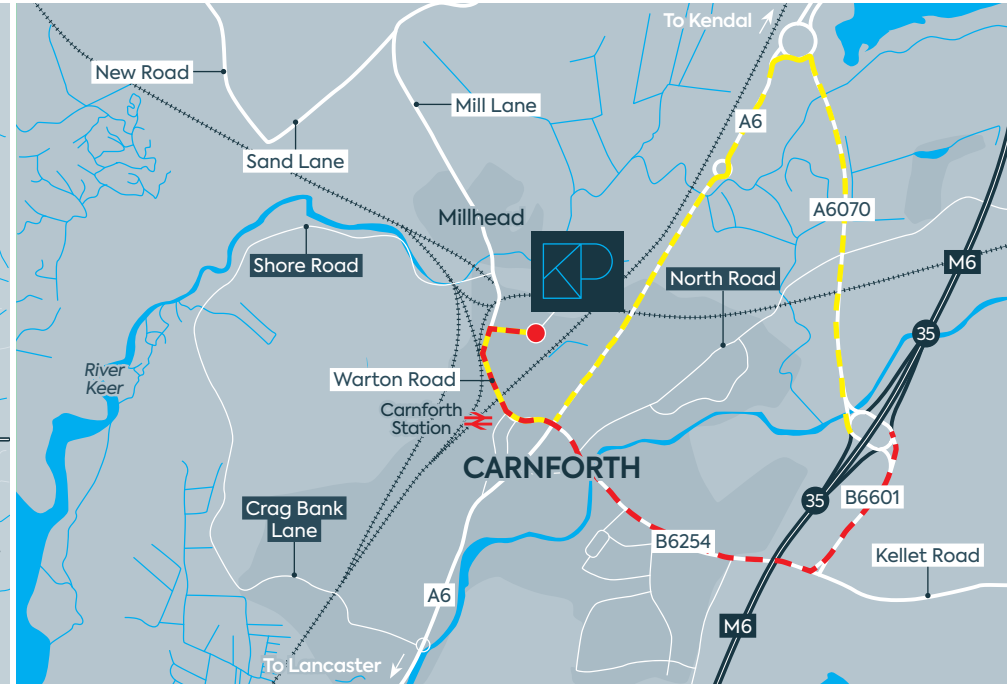


# LOCATION & ACCESSIBILITY

The industrial estate is situated in Carnforth, a market town in the Lancaster district of Lancashire close to the Cumbria/Lancashire border.

The development is located close to junction 35 of the M6 motorway offering excellent connectivity with Preston, Manchester and Liverpool to the south Kendal, Carlisle and Scotland to the north.

Heysham Port and the freight services to Ireland are accessed via junction 34 whilst Barrow-In-Furness and the BAE operated ship yard is accessed via junction 36 to the north.



Heysham Port

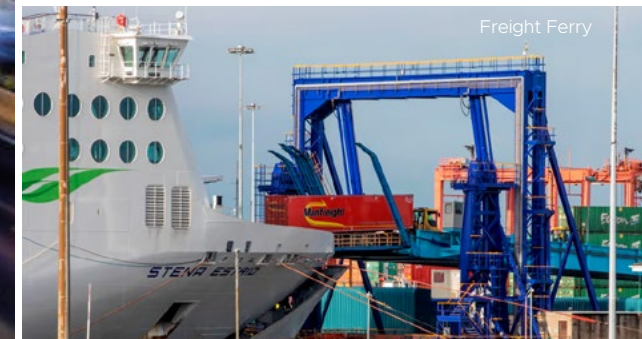
 [Click here](#) for Google Maps link  [What3words link](#)  
necklace.risen.sprinkler



Carnforth



Railway Station



Freight Ferry





## UNIT 5: 53,690 SQ.FT

A substantial industrial unit being of steel portal frame construction with brick infill walls and concrete floor. The unit is arranged over 5 bays with demised yard area.

The units were over cladded with PVC coated & galvanised sheeting in 2021, however further refurbishment works are ongoing to include new commercial roller shutter doors and LED lighting throughout.



## UNIT 6: 19,880 SQ.FT

A well-appointed unit of steel portal frame construction beneath profile clad roof incorporating translucent roof panels.

The warehouse benefits from LED lighting, and concrete power floated floor. The unit is equipped with five commercial roller shutter doors leading to the secure yard area.

Complementing the main warehouse are well-appointed offices over 2 floors. The ground floor provides an attractive reception/atrium and separate offices which overlook the warehouse as well as canteen. The first floor provides a combination of open-plan and partitioned offices, meeting rooms, as well as a kitchenette and staff breakout area. The offices generally benefit from LED lighting, perimeter IT trunking with passenger lift access.

Externally, there is a substantial concrete surfaced secure yard area extending to approximately 1.28 acres.







## CONTACT

For further information  
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## FURTHER INFORMATION

### TERMS

The accommodation is available to Let on a Full Repairing and Insuring basis for a term to be agreed.

### RENT

Upon application.

### RATEABLE VALUE

The units have the following rateable values:

**Unit 5:** £92,000  
**Unit 6:** £116,000

### VAT

All rents will be subject to VAT.

### EPC

Full Energy Performance certificates are available upon request.

### ANTI MONEY LAUNDERING

In Accordance with Anti Money Laundering Regulations, two forms of identification will be required from the successful Tenant.