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**TO
LET**



MODERN BUSINESS UNIT

218.4 m² (2,350 ft²)

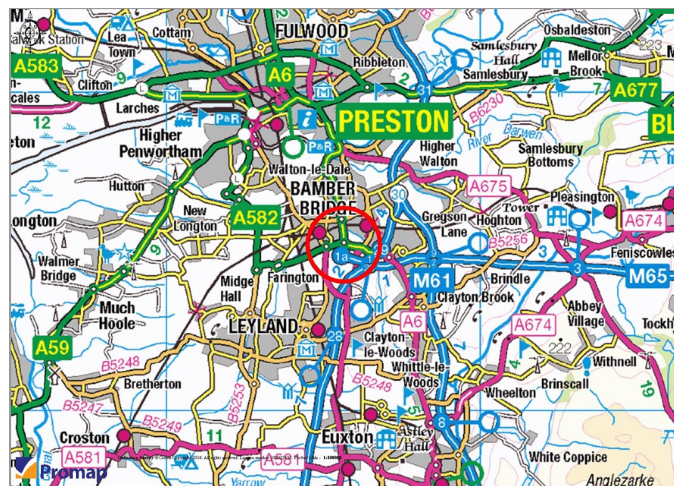
Unit 22
Momentum Business Centre
South Rings
Bamber Bridge
Preston
PR5 6EF

- Highly accessible location close to Junction 29 of the M6
- Open plan accommodation
- Suitable for a variety of uses (s.t.p)
- Mezzanine floor provided

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Location

Momentum Business Centre is situated off the main A49 within 1 mile of Junction 29 of the M6 Motorway at Bamber Bridge and at the heart of the M6/M61/M65 interchange.

Nearby occupiers include B & Q, Sainsburys, Aldi, Burger King and a number of local businesses and amenities.

Description

The property comprises a mid-terrace unit of steel portal frame construction with blockwork walls surmounted by profile metal cladding beneath a monopitch roof. Currently arranged as a trade counter/storage space with offices above, the unit can be reconfigured and stripped back to suit tenant requirements.

It benefits from an attractive glazed frontage, roller shutter access to the rear, a solid concrete floor, WC facilities including a disabled WC, and a "brew station" on the ground floor. A steel-framed mezzanine floor area provides additional usable space.

The unit further benefits from LED lighting and a modern infrared heating system throughout.

Externally, there are 5 dedicated car parking spaces.

Accommodation

We have estimated the gross internal floor area as follows:-

	m ²	ft ²
Ground Floor	116.17	1,250
Mezzanine	102.23	1,100
Total	218.40	2,350

Services

It is understood that mains electricity, water and drainage are connected to the unit.

Rating Assessment

The premises have a Rateable Value of £16,250.

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

Planning

The premises have consent for uses under Class E, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The unit can be used for general industrial, storage and distribution.

Interested parties are recommended to make their own enquiries of the planning department at South Ribble Borough Council.

Service Charge

A service charge will be levied for the landscaping and maintenance of the external common areas.

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Asking Rental

£17,500 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.

Energy Performance Certificate

22 Millennium Place Bamber Bridge Preston PR10 0EF	Energy rating D	Valid until 2 May 2026
		Certificate number 0056 9531 6386 5788 2698

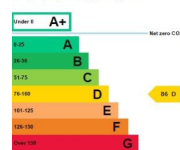
Property type	B1 Offices and Workshop businesses
Total floor area	116 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

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

VAT

All rentals and costs quoted will be subject to VAT at the standard rate.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk