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**TO
LET**



INDUSTRIAL/WORKSHOP UNIT

231 m² (2,486 ft²)

**Unit 458 Carr Place
Walton Summit
Bamber Bridge
Preston
PR5 8AU**

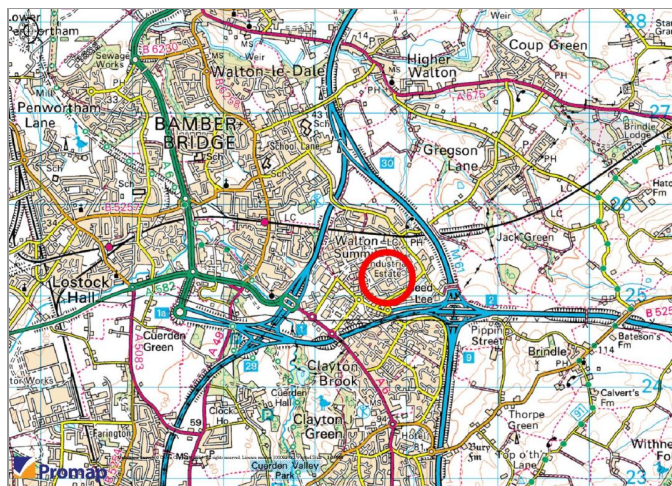
- Established business park location
- Excellent access to motorway networks
- Good sized surfaced yard area capable of being enclosed
- Previously an MOT garage with equipment which is available or can be removed

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Location

The property is situated on Carr Place within the established Walton Summit Industrial Estate, one of the North West's premier business locations. Carr Place is accessed directly from Four Oaks Road, which links to the A6 (Preston Road) and Junction 29 of the M6 motorway, less than 1 mile to the south-west.

Walton Summit benefits from exceptional road connectivity, lying adjacent to the M6, M61 and M65 motorways, providing excellent access throughout Lancashire, Manchester, Liverpool and the wider North West.

Description

The property comprises a modern single storey industrial unit of steel portal frame construction with brick and profile metal clad elevations beneath a metal clad roof.

Internally, the accommodation is predominantly open plan and includes ancillary office and WC facilities. The unit benefits from a concrete floor, 3-phase electricity, fluorescent lighting, commercial roller shutter loading door and an approximate eaves height of 3.8 m, rising to 4.85 m at the apex.

The premises have most recently been occupied as an MOT testing garage. Existing workshop and MOT equipment may be available by separate negotiation or can be removed to provide clear accommodation suitable for a range of industrial and warehouse uses.

Externally, the property benefits from a good sized surfaced yard, which can be secured by way of perimeter fencing.

Accommodation

We have estimated that the property extends to an approximate gross internal floor area of 231 m² (2,486 ft²) together with the yard area to the front of the unit.

Services

The premises benefit from mains electricity (3-phase), water and drainage.

Rating Assessment

The premises have a Rateable Value of £16,750.

Interested parties are, however, advised to make their own separate enquiries with the rating department at South Ribble Borough Council (www.southribble.gov.uk).

Planning

We understand that the premises benefit from planning permission for uses generally within Classes B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We recommend all interested parties make their own separate enquiries of the local planning authority, South Ribble Borough Council (www.southribble.gov.uk).

Terms

The unit is available on a full repairing basis for a term of years to be agreed.

Rental

£21,500 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

459 Carr Place Walton Summit Industrial Estate BAMBER BRIDGE PR1 3JJ	Energy rating C	Valid until 9 August 2036
Property type Storage or Distribution	Total floor area 230 square metres	Certificate number 6279 5495 3138 3563 7966
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 C. Under 2 A+ 21-25 A 26-30 B 31-35 C 36-40 D 41-45 E 46-50 F 51-55 G		

VAT

All rental figures will be subject to VAT at the standard rate.

Legal Costs

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

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk