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**TO
LET**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

INDUSTRIAL PREMISES WITH LARGE SECURE YARD

0.425 hectares (1.05 acres)

583 m² (6,275 ft²)

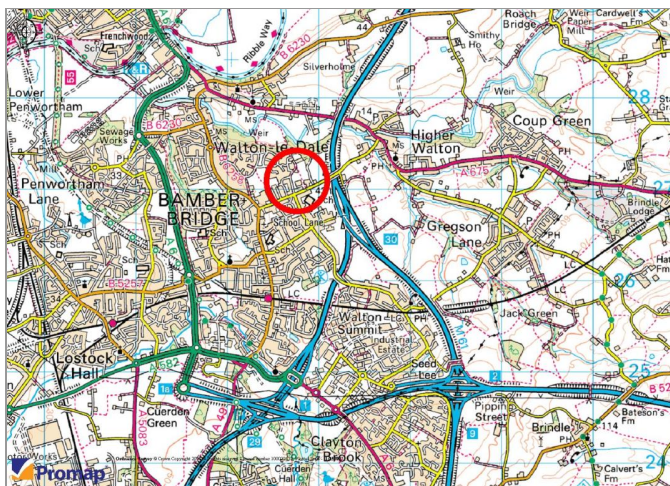
**Unit 2
Charnley Fold Lane
Bamber Bridge
Preston
PR5 6QL**

- Easily accessible location with the M6, M61 & M65 motorway intersection immediately to the South
- Large yard area extending to circa 1.05 acres
- Approximate eaves height of 5.7 m
- Landlord fencing/demarcation works to suit occupational requirements

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Location

The property is situated on Charnley Fold Lane in Bamber Bridge, an established commercial location to the south of Preston. Bamber Bridge town centre is within easy reach, providing a range of local amenities including retail, food and beverage, banking and other everyday services.

The property benefits from excellent connectivity, with Junction 29 of the M6, together with the M61 and M65 motorway interchange, located immediately to the south, providing convenient access across Lancashire, Greater Manchester and the wider North West motorway network.

Nearby occupiers include Screwfix, Toolstation, Bowker Group, Bowkers Haulage and Conlon Construction, reinforcing the area's established industrial and trade counter profile.

Description

The property comprises a prominent corner industrial unit of steel portal frame construction with profile metal clad elevations beneath a cementitious profile sheet roof incorporating translucent roof lights.

Previously occupied as a commercial vehicle repair and maintenance facility, the unit provides an approximate eaves height of 5.72 m and benefits from LED lighting, WC facilities and loading access via a single electrically operated roller shutter door.

Externally, the property benefits from a substantial yard being mixed concrete/hardcore surfaced extending to approximately 1.05 acres. The yard is currently open to the adjoining property, however, the Landlord will demarcate/fence to suit an occupier's operational requirements.

A site plan illustrating the demise is enclosed within these particulars.

Services

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

Accommodation

We have estimated that the property extends to the following approximate gross internal floor areas:

	m ²	ft ²
Ground Floor		
Unit	441	4,747
Office	63	678
First Floor		
Office	79	850
TOTAL	583	6,275

We estimate the total site area extends to approximately 1.05 acres.

Rating Assessment

The premises have a Rateable Value of £54,500.

Interested parties are advised to make their own enquiries with 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.

Tenure

The premises are available on a new Full Repairing and Insuring basis for a term of years to be agreed.

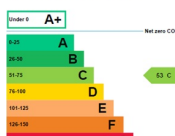
Rental

Offers in the region of £110,000 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.

Energy Performance Certificate

Unit 2 Charnley Fold Industrial Estate Bamber Bridge Preston PR1 3JJ	Energy rating C	Valid until 9 August 2036 Certificate number 5478 2759 3561 7989 8315	
Property type Total floor area	Offices and Workshop Businesses 581 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 C. 			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.

VAT

We understand that the rent will be subject to VAT at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective Purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Legal Fees

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk

