Chartered Surveyors
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INDUSTRIAL UNIT WITH LARGE SECURE YARD

279.7 m² (3,011 ft²)

505 Green Place
Walton Summit
Bamber Bridge
Preston
PR5 8AY

- Very accessible location adjacent to the M6, M61 & M65 intersection
- Large secure mainly concrete surfaced yard area
- Suitable for a range of uses S.T.P
- Solar PV and HGV inspection pit
- Available from February 2027

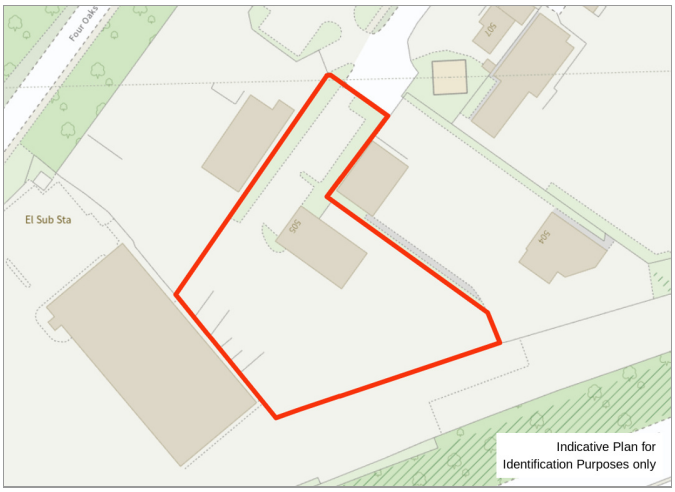
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Location

The property is situated on Green Place within the established Walton Summit Industrial Estate in Bamber Bridge. Green Place connects with Four Oaks Road, which links to the A6 (Preston Road) and provides access through the estate.

Walton Summit is one of Central Lancashire's principal industrial and distribution locations, benefiting from excellent road communications. Junction 29 of the M6, Junction 9 of the M61 and Junction 2 of the M65 are all less than 1 mile away, providing access across Lancashire and the wider North West. Notable occupiers in the immediate area include Montgomery Transport, Biffa, Thyssenkrupp Aerospace, Babcock Rail, MAN Trucks, DHL and Parcelforce.

Description

The property comprises a detached industrial warehouse of steel portal frame construction, with profile metal clad elevations beneath a pitched profile metal sheet roof. A single-storey, brick-built office is contained within a lean-to outrigger to the front of the building.

The office provides open-plan accommodation with aluminium framed windows, carpeted floors, LED lighting and wall-mounted air conditioning.

The unit benefits from an HGV inspection pit and solar PV.

Externally, there is a secure, predominantly concrete surfaced yard, with a separate car parking area.

Services

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

Accommodation

We have estimated that the premises extend to the following gross internal floor areas:

	m²	ft²
Warehouse	223.2	2,403
Staffroom/Offices	48.7	524
Canopy	7.8	84
Total	**279.7**	**3,011**

The site extends to a gross area of approximately 1.02 acres with the vast majority of the yard being concrete and a small area of firm hardcore.

Rating Assessment

The premises have a Rateable Value of £25,000.

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

Planning

It is understood the premises benefit from planning permission generally within Class B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at South Ribble Borough Council (www.southribble.gov.uk).

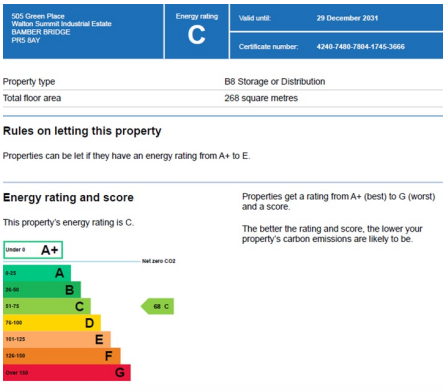
Terms

The premises are available by way of a new full repairing lease for a term of years to be agreed.

Asking Rental

Upon application.

Energy Performance Certificate


505 Green Place
Walton Summit Industrial Estate
BAMBER BRIDGE
PR5 8AY

Energy rating: C

Valid until: 29 December 2031

Certificate number: 4240-7480-7804-1745-3666

Property type	B8 Storage or Distribution
Total floor area	268 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.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
68 C

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

All rentals are quoted exclusive of, but may be subject to VAT at the standard rate .

Legal Costs

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

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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