/INDURENT



Industrial

UNIT 23-24 | OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY

UNIT 23-24 | 1,690 SQ FT

Industrial Unit

Unit 22-24 offers a versatile and well-presented workspace extending to approximately 2,535 sq ft, making it an ideal solution for start-up businesses, growing enterprises, or companies seeking a practical base within a thriving commercial location Suitable for a broad spectrum of uses including storage, e-commerce, and more traditional industrial uses, this unit is ideal for a business looking for a base on a busy industrial estate, with great transport links and close proximity to bustling Preston city centre.
The space benefits from both roller shutter and pedestrian access, WC facilities, and designated parking.
Old Mill Industrial Estate is situated in a premier industrial location, housing a broad range of SME businesses, also benefitting from the security of steel palisade fencing and electric gates.

Lease Type	New



Unit Summary

- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Secure Estate
- Fire Alarm System
- Ideal Trade Counter Units

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£24,612.00	£14.56
Rates	£6,287.40	£3.72
Maintenance Charge	£4,500.00	£2.66
Insurance	£507.00	£0.30
Total Cost	£35,906.40	£21.25

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101794

+44(0) 808 169 7554

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Location

Old Mill Industrial Estate is approximately 3 miles south east of Preston town centre and can be accessed from both School Lane linking via Station Road with junction 29 of the M6, and Brindle Road which links via Kellet Lane with junction 9 M61.

Road
M61: 2 miles

Airport
Manchester Airport: 40 miles

Rail
Preston Railway: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (74)

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Key Contact



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"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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