/INDURENT



Industrial

UNIT 26 | OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY

UNIT 26 | 1,270 SQ FT

Industrial Unit

Unit 26 is a flexible space situated at the end of the terrace plot, perfectly sized for a start up, or simply a company looking for a base on a busy industrial estate. The unit benefits from LED lighting, 3 phase power, WC facilities, a roller shutter door, and is situated in the heart of Bamber Bridge with close proximity to Preston town centre.
The secure estate benefits from CCTV, secure electric gate but with 24 hour access.
Indurent Park Old Mill is a busy industrial estate housing a broad range of SME businesses. The units on site range from a broad spectrum of uses including storage, e-commerce, and more traditional industrial uses.

Lease Type	New



Unit Summary

- 3 Phase Power
- Flexible Space
- 24 Hour Access
- Well Maintained Estate
- WC Facilities
- Close to Transport

View Floor Plans

	Per Annum	Per Sq Ft
Rent	£15,465.00	£12.18
Rates	£3,974.40	£3.13
Maintenance Charge	£2,600.00	£2.05
Insurance	£254.00	£0.20
Total Cost	£22,293.40	£17.55

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/UIP0101796

+44(0) 808 169 7554

Industrial

UNIT 26 | OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY

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 (59)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact



Natalie Loboda
Customer Engagement Manager

"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"

+44(0) 808 169 7554