/INDURENT



Industrial

UNIT 37 | OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY

UNIT 37 | 532 SQ FT

Ideal start up unit available on a busy industrial estate

Available now, this unit is ideal for a start up company looking for a base on a busy industrial estate with close proximity to busy Preston town centre.
The unit benefits from a recently over clad roof, both roller shutter and pedestrian access, WC facilities, and designated parking.
Old Mill Industrial Estate is a busy industrial estate housing a broad range of SME businesses; from a custom dress design company, a doggy day care company to a regional construction company. The unit is suitable for a broad spectrum of uses including storage, e-commerce, and more traditional industrial uses.
Car trade uses will unfortunately not be accepted on this site.

Lease Type	New



Unit Summary

- WC Facilities
- 24 Hour Access
- Car Parking
- Roller Shutter Door
- Premier Industrial Location
- Starter Unit

View Floor Plans | View Virtual Tour

	Per Annum	Per Sq Ft
Rent	£7,306.00	£13.73
Rates	£1,965.60	£3.69
Maintenance Charge	£1,100.00	£2.07
Insurance	£106.40	£0.20
Total Cost	£10,478.00	£19.70

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/UIP0101806

+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 (57)

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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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