/INDURENT



Industrial

BLOCK 1 - UNITS 3/4 | CHARNLEY FOLD INDUSTRIAL ESTATE

School Lane , Preston, PR5 6PS

BLOCK 1 - UNITS 3/4 | 10,737 SQ FT

Industrial unit with Office Accommodation

This unit benefits from fitted offices, two roller shutter doors, a steel mezzanine, 7m clear internal height, with on-site parking, and yard space.
Charnley Fold Industrial Estate is well located and home to many established business such as Toolstation, Howdens, and Screwfix. Providing easy access to Bamber Bridge town centre and the amenities, it offers excellent connections to the motorway links with the M6, M61 and M65 motorway intersection located immediately to the South.

Lease Type	New



Unit Summary

- Office Accommodation
- 24 Hour Access
- Roller Shutter Door
- Common Yard Area
- Well Maintained Estate
- Car Parking

	Per Annum	Per Sq Ft
Rent	£88,200.00	£8.21
Rates	£33,272.26	£3.10
Maintenance Charge	£10,800.00	£1.01
Insurance	£2,132.00	£0.20
Total Cost	£134,404.26	£12.52

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/UIP0200026

+44(0) 808 169 7554

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Location

Charnley Fold 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: 4 miles

Airport
Manchester Airport: 40 miles

Rail
Preston: 3 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	B (33)

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