/INDURENT



Industrial

BLOCK 5 - UNIT 21 | CHARNLEY FOLD INDUSTRIAL ESTATE

School Lane , Preston, PR5 6PS

BLOCK 5 - UNIT 21 | 5,119 SQ FT

Industrial Unit with Office space

Unit 21 Charnley Fold offers a versatile and well-presented industrial/workspace opportunity extending to approximately 5,119 sq ft. The property is ideally suited to a range of occupiers, including start-up businesses, expanding enterprises, trade counter operators, and established companies seeking a practical and efficient base within a well-established commercial location. Combining warehouse, storage, and office accommodation, the unit provides flexible space capable of supporting a variety of operational requirements.
Internally, the property benefits from fitted office accommodation, providing a ready-to-occupy solution for businesses looking to minimise initial fit-out costs. The warehouse area is enhanced by two roller shutter loading doors, allowing for efficient loading and unloading operations, while the steel mezzanine offers valuable additional storage or workspace. The unit further benefits from an impressive clear internal height of approximately 7 metres, creating excellent capacity for racking, warehousing, manufacturing, or distribution activities.
Externally, occupiers can take advantage of dedicated on-site parking and useful yard space, providing additional flexibility for vehicle access, storage, and day-to-day business operations.
Charnley Fold Industrial Estate is a popular and established business destination, home to a range of well-known national and regional occupiers including Toolstation, Howdens, and Screwfix
Strategically located close to Bamber Bridge town centre, the estate benefits from excellent access to a wide range of local amenities, including retail, food and beverage, and service facilities. Connectivity is a key advantage, with the property situated close to the intersection



Unit Summary

- 3 Phase Power
- Roller Shutter Door
- Premier Industrial Location
- Office Accommodation
- Car Parking
- 24 Hour Access

	Per Annum	Per Sq Ft
Rent	£46,400.00	£9.06
Rates	£19,332.00	£3.78
Maintenance Charge	£5,200.00	£1.02
Insurance	£846.00	£0.17
Total Cost	£71,778.00	£14.02

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/UIP0200037

+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	C (65)

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