/INDURENT



Industrial

BLOCK 5 -UNIT 24 | CHARNLEY FOLD INDUSTRIAL ESTATE

School Lane , Preston, PR5 6PS

BLOCK 5 -UNIT 24 | 2,253 SQ FT

Industrial Unit with office

This unit benefits from roller shutter and pedestrian access, integral WC, designated on-site parking & yard space.
Charnley Fold Industrial Estate is well located 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. There are plenty of established businesses neighbouring the property including; Toolstation, Howdens & Screwfix.

Lease Type	New



Unit Summary

- Common Yard Area
- Roller Shutter Door
- Well Maintained Estate
- 24 Hour Access
- Car Parking
- Premier Industrial Location

	Per Annum	Per Sq Ft
Rent	£24,700.00	£10.96
Rates	£8,856.00	£3.93
Maintenance Charge	£2,300.00	£1.02
Insurance	£460.00	£0.20
Total Cost	£36,316.00	£16.12

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/UIP0200040

+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 (52)

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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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