



New Build Industrial Premises To Let

453a Carr Place, Walton Summit Industrial Estate, Bamber Bridge, North West,
PR5 8AU

2,900 ft² (269.41 m²)

- High Quality Industrial Premises
- Available from March 2024
- Excellent and Established Industrial Location
- Close to National Motorway Network
- Eaves Height of 4.6 Metres

Description

The subject property is detached new build industrial building. It's of steel frame construction with profile metal sheet clad elevations underneath a pitched clad roof with an eaves height of 4.6 metres to the underside of the haunch.

The property provides a modern warehouse with level concrete flooring, 3 phase power and a small loading area to the front of the property. A W.C. will also be installed to the unit. It can be suitable for a variety of industrial uses. The Property is currently under construction and due to be completed in March 2024.

Location

The property is situated on Carrs Place, which is accessed via Four Oaks Road at Walton Summit, Preston. It is Lancashire's Premier business park located to the south of Preston.

The property has excellent transport links and is close to junction 29 of the M6, junction 9 of the M61 and junction 2 of the M65 motorways providing great access throughout the North West and the national motorway networks.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and we calculate the floor area as 2,900 sq ft (269.4 sq m)

Rent and Lease Terms

£36,000 per annum + VAT payable quarterly in advance and exclusive of all other outgoings.

The property is available on full repairing and insuring lease for a minimum term of 5 years.

Planning Use

Use Class E - Light industrial

EPC

A copy of the EPC is available on request and once the building has been completed.

VAT

VAT is applicable at the prevailing rate

Business Rates

The rates are to be assessed upon occupation. We recommend interested parties contact the valuation office for further information

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

