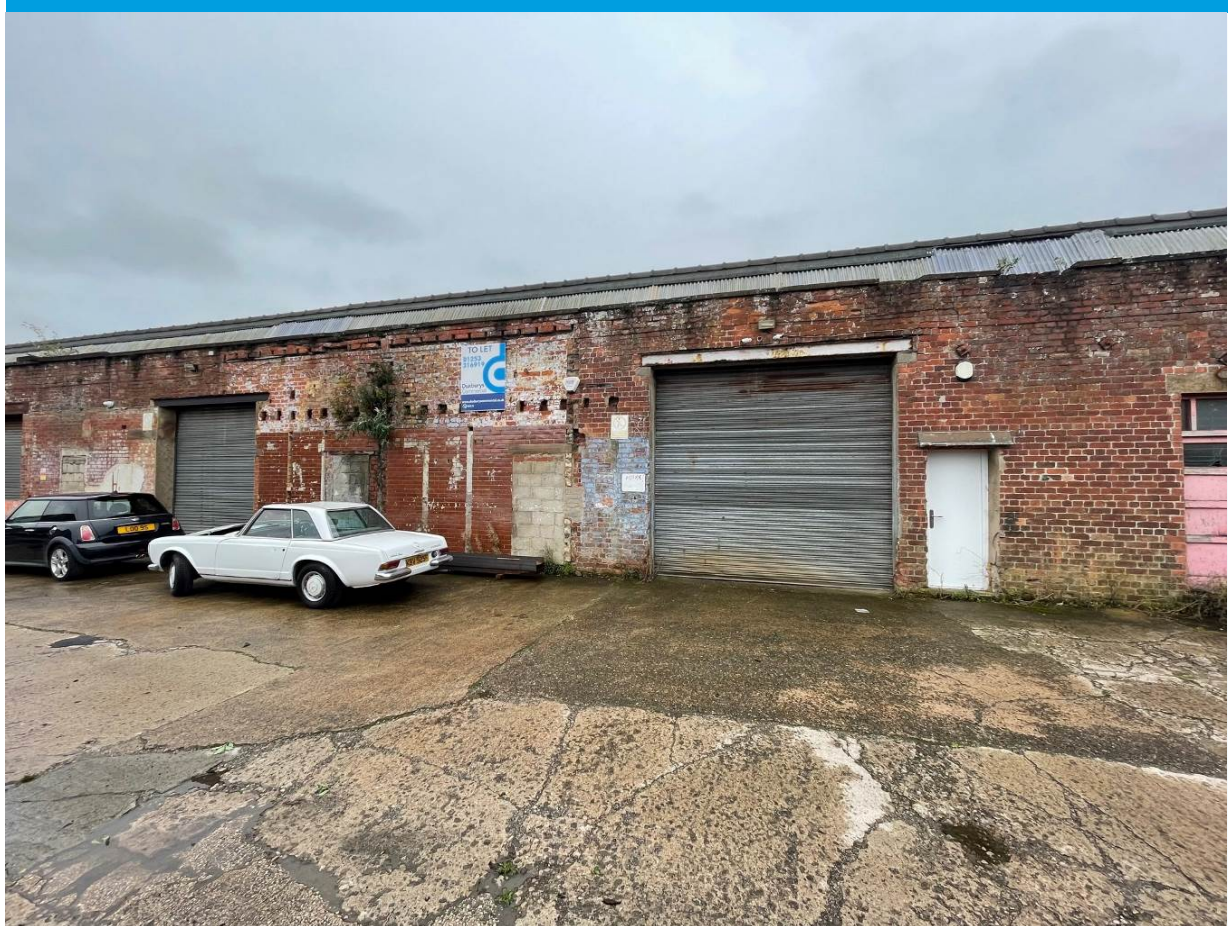


# FOR LEASE

UNIT 4  
SUNNY BANK MILL  
SUNNY BANK  
KIRKHAM  
PR4 2JE

- BUSINESS SPACE / LIGHT INDUSTRIAL / WAREHOUSE / MANUFACTURING / FABRICATION / WORKSHOP SPACE – SUBJECT TO LANDLORD & PLANNING CONSENT
- DECEPTIVELY SPACIOUS INTERNALLY
- TWO VEHICLE ACCESS LOADING DOORS

**RENTAL: £36,300 PA EXCLUSIVE + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# SUNNY BANK MILL, KIRKHAM

## LOCATION

The unit within Sunny Bank Mill is accessed off Sunny Bank (Road) which in turn connects onto Station Road (B5192) which is the main arterial route providing access through Kirkham and Wesham.

The main arterial route of Station Road commences access towards the M55 motorway and the Kirkham bypass (A583). This makes the unit highly accessible and ease of access towards the motorways.

The area comprises a mix of commercial and residential areas. There are local shops and amenities within walking distance.

## DESCRIPTION

The Unit comprises:

- Open plan business space.
- Workshop / warehouse / storage space.
- Fabrication / manufacturing / other uses considered, subject to landlord and planning consent.
- Initial viewings available by appointment
- Very convenient location
- Main entrance security gate, for security overnight (communal gate)
- Deceptively spacious unit
- Two Vehicle access / loading doors
- Internal viewings essential

The new units are to be created / developed.

Units 9 and 10 will be access via the new side entrance road and will benefit from newly installed vehicle access / loading doors.

## ACCOMMODATION

Gross Internal Area: 8,062 Sq ft

Open plan workshop / warehouse / business use space.

## RATEABLE VALUE

To be assessed – once split into separate units.

## ADDITIONAL PHOTOS

Can be seen overleaf and within the brochure.

Photographs are for illustrative purposes only.

The new units are to be created / developed.

Units 9 and 10 will be access via the new side entrance road.

## LEASE/LEGAL FEES

Available by way of a new effective FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

## EPC

TBC

## VAT

We are informed that the rent/figures are plus VAT.

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 or email:

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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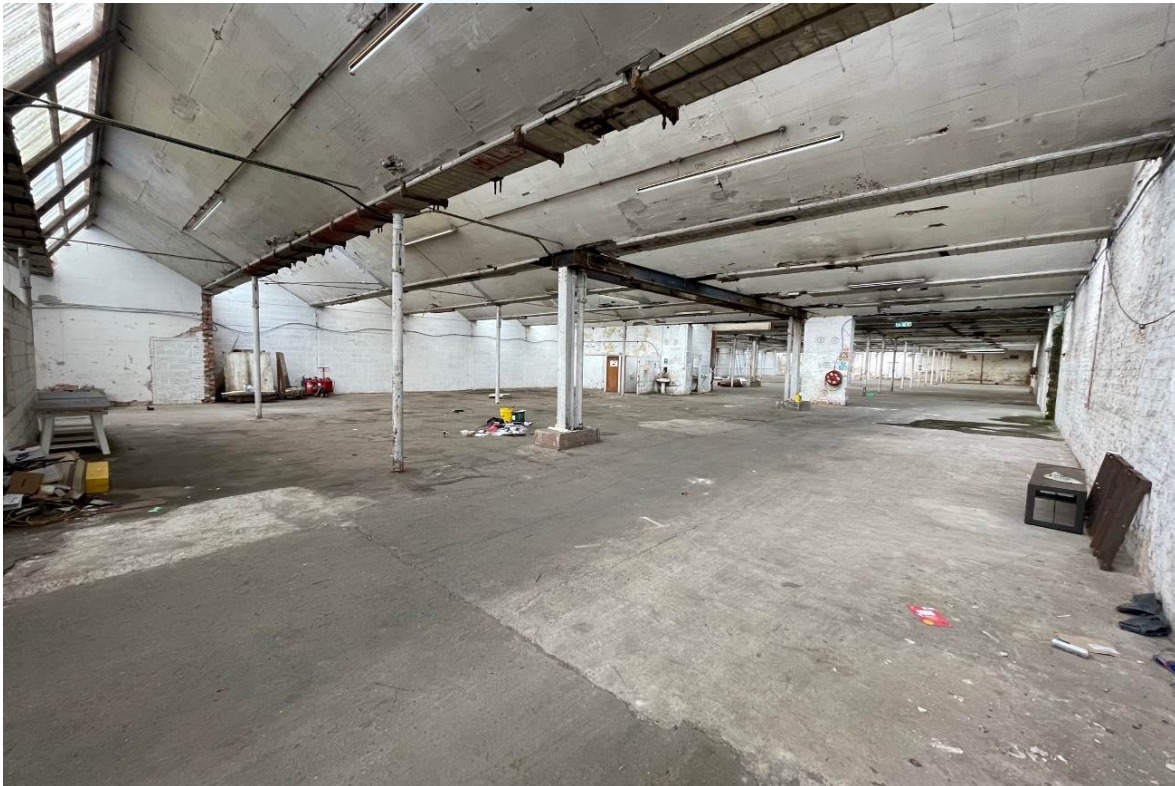
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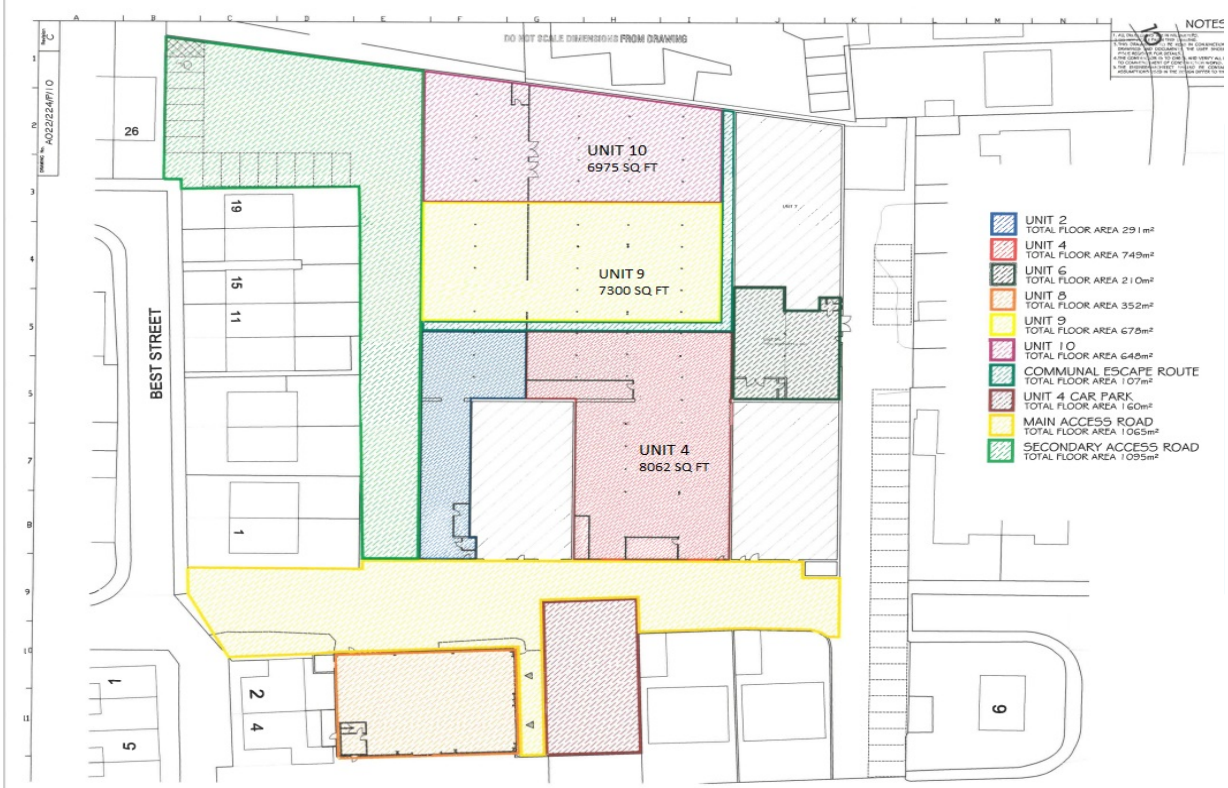
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