

FOR LEASE

A SELECTION OF COMMERCIAL UNITS IDEAL FOR A RANGE OF USES – WAREHOUSE / WORKSHOP / LIGHT INDUSTRIAL / BUSINESS USE (SUBJECT TO PLANNING & LANDLORD CONSENT) – VIEWINGS HIGHLY RECOMMENDED BY PRIOR APPOINTMENT - WHILST UNITS REMAIN AVAILABLE

NEW BUILD UNITS
NEW HEY FARM
NEW HEY LANE
NEWTON-WITH-SCALES
NR. PRESTON
PR4 3SB

EACH 550 SQ FT UNIT RENTAL: £6,000 PA EXC + VAT



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LOCATION

New Hey Farm is a small business park that occupies a semi rural, sought after and very convenient location in Newton-with-Scales. Kirkham town centre with its wide selection of shops, cafes, restaurants, supermarkets, amenities and surrounding areas is only a short distance away. New Hey Lane in fact connects directly, at one end, onto B5192 Dowbridge, which in turns leads on Preston Street / Poulton Street and Kirkham town centre.

Ease of commuting towards to the immediate surrounding areas/villages and towns of Clifton, Lea, Cottam, Treales, Wesham, Wrea Green, Freckleton and Ashton-on-Ribble, to name but a few, is available.

The new motorway connection at Junction 2 of the M55, with the A583 at Lea via Bartle, further improves accessibility to the units. Preston, the Fylde Coast and the M55 motorway, which in turn connects onto the M6 and motorway network beyond, are all easily accessible.

ACCESS: Proceed along the A583, Kirkham Bypass, towards the direction of Preston and opposite the Bell & Bottle pub, turn left into New Hey Lane. If you are proceeding from Preston, turn right opposite the pub. Proceed along New Hey Lane for a few minutes by car and the entrance road to the site can be seen on the right hand side. There is a NEW HEY FARM sign at the entrance road.

ACCOMMODATION

There is a selection of units to become available at this business park.

Building A

Soon to be completed is Unit 2, 3 & 4, within Building A.

Each of the units measure / provide:

- Depth: 8.6m x Width: 5.9m = GIA: 51 SQ M / 550 SQ FT
- Eaves Height: 4.2m, increasing to 5.3m into the pitch (approx.)
- Vehicle access / loading door to the front: 4.8m wide x 3.3m high – electric door.
- Personal access door.
- Open plan storage/business/workshop space, including a WC.
- High bay LED lighting.
- Single phase electric supply.
- Front hard standing forecourt / parking space, measuring approx. 5.9 m wide x 5m depth.

Building B

A selection of units that can provide 550 sq ft, 1,100 sq ft, 1,650 sq ft or 2,200 sq ft (for example).

Planned for completion and availability, Summer 2024.

(Approximate measurements / details above).

EPC RATINGS

To be confirmed.

LEASE/LEGAL FEES

Available by way of a new effective FRI lease. The Landlord will provide a copy of the draft lease for the prospective tenant to review. The landlord does not plan to use a solicitor but if the need arises, the incoming tenant is responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

The rent and figures detailed will be subject to VAT, at the prevailing rate.

BUSINESS RATES

TBC

ADDITIONAL IMAGES

Can be viewed overleaf.

VIEWING ARRANGEMENTS

Via Duxburys Commercial on 01772 280500 or 01253 316919 Option 1 or email:

adam@duxburyscommercial.co.uk

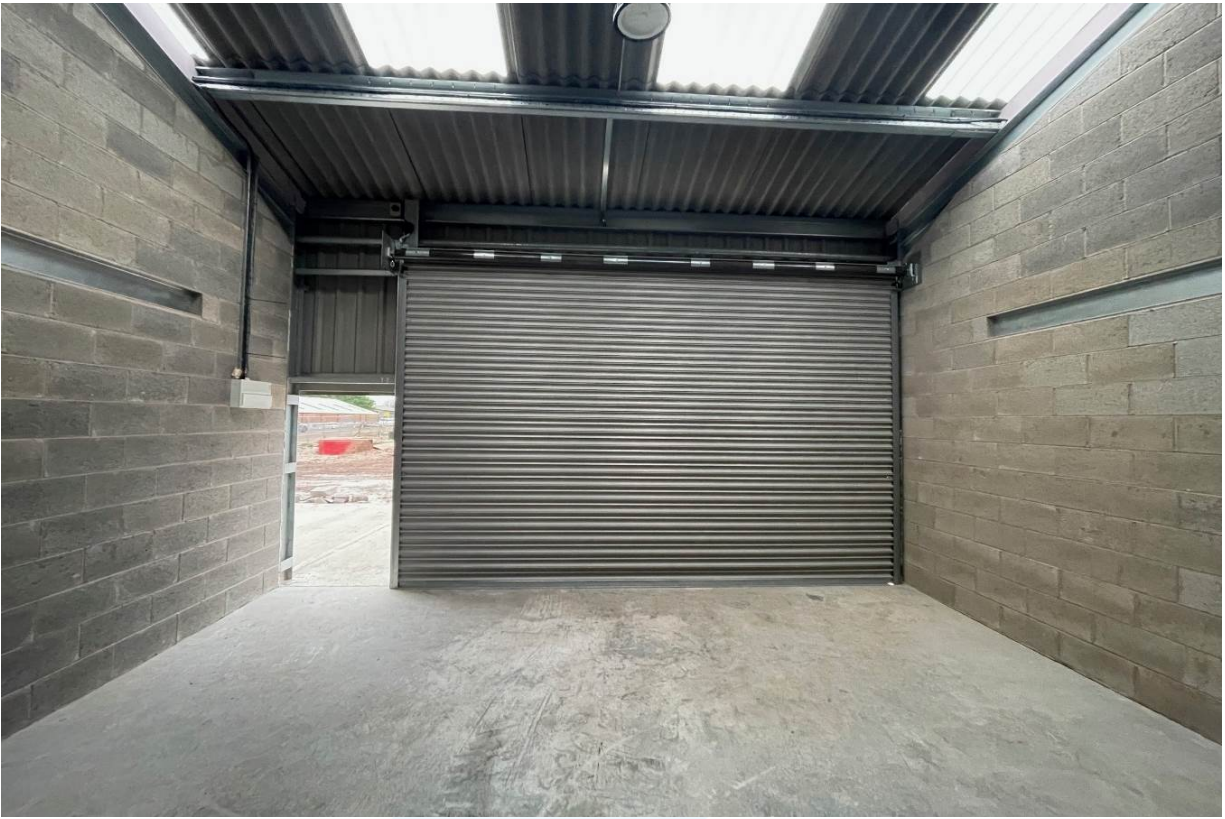
PLEASE DO NOT ACCESS THE SITE WITHOUT PERMISSION AND WITHOUT PRIOR APPOINTMENT via the agent.

Disclaimer/ Planning 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 or the owner/occupier. 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No guarantees are given by the agent in relation to planning and/or measurements of land or buildings.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
(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 may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(5) 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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SITE PLAN BELOW/OVERLEAF: for guidance purposes only at this stage and not to be relied upon solely.



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SITE PLAN



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