

FOR LEASE

GROSS AREA: 2,200 SQ FT

UNIT 6
SUNNY BANK MILL
SUNNY BANK
KIRKHAM
PR4 2JE

- BUSINESS UNIT / LIGHT INDUSTRIAL / WAREHOUSE WORKSHOP UNIT
- DECEPTIVELY SPACIOUS INTERNALLY
- ROLLER LOADING / ACCESS DOOR
- ALLOCATED EXTERNAL AREA TO THE FRONT OF THE UNIT, ALLOCATED TO UNIT 6
- WOULD SUIT A VARIETY OF USES, SUBJECT TO LANDLORD AND PLANNING CONSENT

RENTAL: £7,000 PA EXC. + VAT



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

UNIT 6, SUNNY BANK MILL, KIRKHAM

LOCATION

Unit 6 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

Unit 6 comprises:

- Open plan business space
- Workshop / warehouse / storage space
- Ideal for a small – medium size business
- Very convenient location
- 2 no. gates for security over night (communal gates)
- Deceptively spacious unit
- Allocated external space to the front of the unit, specifically for Unit 6.
- Internal viewings essential

ACCOMMODATION

Gross Internal Area: 2,200 sq ft

Open plan workshop / warehouse / business use space.

WC with wash hand basin.

RATEABLE VALUE

We are informed that the Rateable Value is £4,150 pa, therefore Small Business Rate Relief will apply to applicable tenants. To be verified independently by the incoming occupant.

ADDITIONAL PHOTOS

Can be seen overleaf and within the brochure.

LEASE/LLEGAL 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 by the landlord that the rent is plus VAT.

VIEWING ARRANGEMENTS

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

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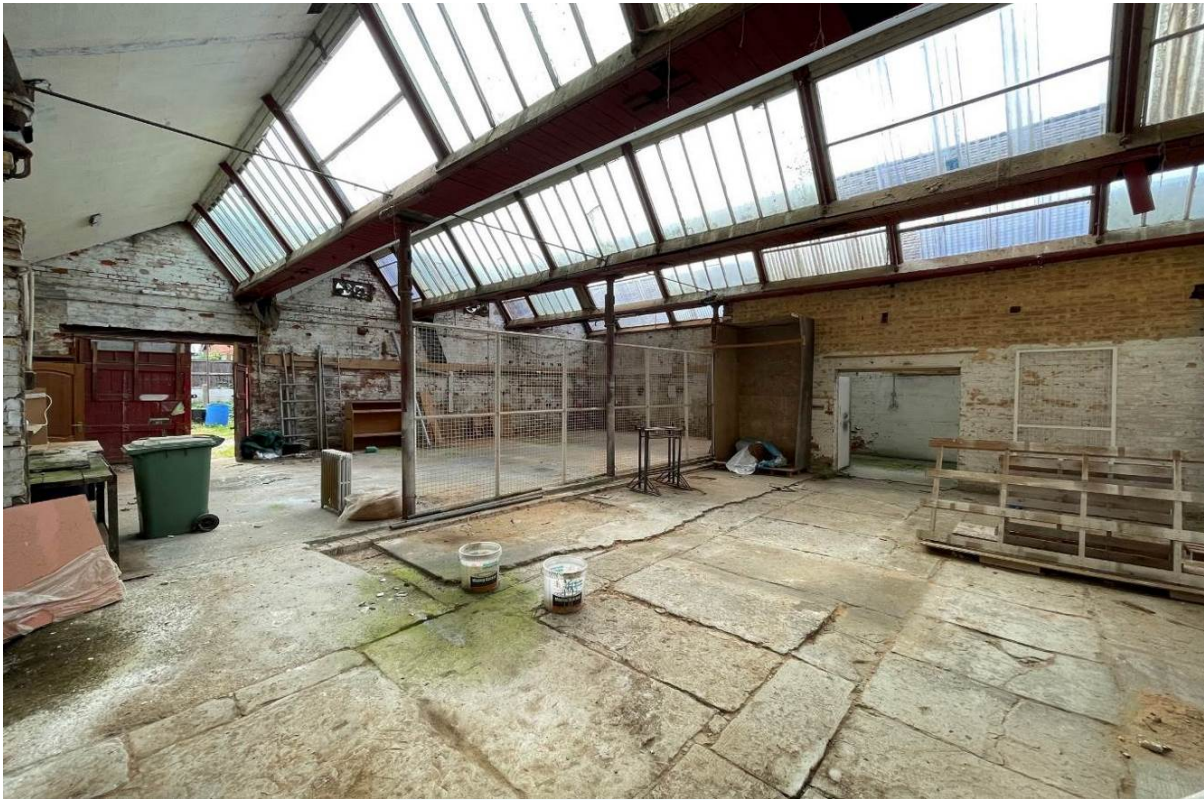
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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