

FOR LEASE

AVAILABLE LATE 2024

MODERN OFFICES
CLEAR WATER FISHERIES
KELLET LANE
BORWICK
CARNFORTH
LA6 1FQ

- LOCATED IN A PICTURESQUE & UNIQUE SETTING
- OUTSTANDING LAKE VIEWS
- APPROX NIA OFFICES 527 SQ FT / 49 SQ M
- WC'S & KITCHENETTE
- LARGE CAR PARK, SECURE GATED COMPLEX
- VIEWING ESSENTIAL

RENT: £12,000 PA EXC (+ SERVICE CHARGE)



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

KELLET LANE, CARNFORTH

LOCATION

Clear Water Fisheries lies immediately to the East of the M6 Motorway opposite Pine Lakes, South of the Village of Borwick and North of Over Kellet. The property lies approximately three miles from Carnforth. It adjoins the River Keer.

DESCRIPTION

The accommodation is set within Clear Water Fisheries, a 60-acre site with 32 acres of water. The accommodation available is approximately 527 sq ft / 49 sq m plus WC's and kitchenette. The unit has outstanding views over the Lakes. Access is gated and on arrival there is a large car park. The space benefits from being modern and open plan. .

The accommodation would suit various uses subject to planning permission. And will be available late in 2024 (actual date to be confirmed)

ACCOMMODATION

Office area 527 sq ft / 49 sq m
Kitchen
2 x WC's

LEASE

A new effective Full repairing & Insuring lease is available with terms to be agreed. The lease will be outside of the Landlord & Tenant Act 1954 Part II.

A service charge will be levied with further information available upon request.

EPC RATING

EPC Rating: Details to be confirmed.

LEGAL COSTS

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

VAT

Prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

RATEABLE VALUE

2023 RV: To be assessed

SITE SERVICE CHARGE

Details to be confirmed. Available on request.

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.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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. 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 warranties are given by the agent in relation to planning.



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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.
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(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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