

TO LET

EXCELLENT OPPORTUNITY/ MAY SPLIT

**UNITS 2, 3 & 4
MANOR PARK
GREEN LANE WEST
GARSTANG
PR3 1NJ**

- RARE OPPORTUNITY IN SOUGHT AFTER LOCATION
- EXCELLENT BUSINESS PARK LOCATION
- EASE OF ACCESS TO A6/ M6 MOTORWAY NETWORK
- ADJACENT TO HOWDENS JOINERY
- GOOD EAVES HEIGHT
- LARGE ELECTRICITY SUPPLY
- EXCELLENT LOADING FACILITIES/ ELECTRIC ROLLER SHUTTER DOORS
- VIEWINGS ESSENTIAL

UNITS 3 & 4: £40,000 PER ANNUM EXCLUSIVE

UNIT 2 + (MEZZ OVER UNIT 6): £18,500 PER ANNUM EXC



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

MANOR PARK, GARSTANG

LOCATION

Duxburys Commercial are delighted to have been instructed to market these warehouse premises, located in Garstang and accessed off the A6 Preston/Lancaster New Road which is easily accessed off the M6 motorway or the M55.

Green Lane West is a busy arterial route and provides a wealth of passing vehicle trade for the premises. The surrounding areas comprise of dense residential areas, commercial areas, rural and semi-rural locations.

The units are further enhanced with being in close proximity to Howdens. The units would suit various uses, subject to planning permission.

DESCRIPTION

The warehouse units are of modern portal frame construction with elevations in brick and cladding. The units benefit from full height roller shutter doors and roof lights. There is currently a good electricity supply (further information available on request).

The units are currently interconnected however they are capable of being split.

Unit 2 benefits from mezzanine storage and Units 3 & 4 benefit from mezzanine storage, offices and kitchen. Both units have electric roller shutter doors and good loading facilities.

The business park itself is gated and secured out of hours.

ACCOMMODATION

Units 3 & 4

Ground Floor GIA: 405.66 sq m

Mezz GIA: 91.23 sq m

Mezz: GIA: 45.5 sq m

TOTAL GIA: 543.39 sq m

Unit 2 (+ mezz over Unit 6)

Ground Floor GIA: 179 sq m

Mezz GIA: 95.5 sq m

TOTAL GIA: 274.5 sq m

EPC

To be confirmed

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

LEASE DETAILS/ LEGAL FEES

A new full repairing and insuring lease is available with terms to be agreed by negotiation.

VAT

Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

SITE SERVICE CHARGE

Further information available on request.

BUSINESS RATES

RV: April 2024

£22,500

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: clare@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

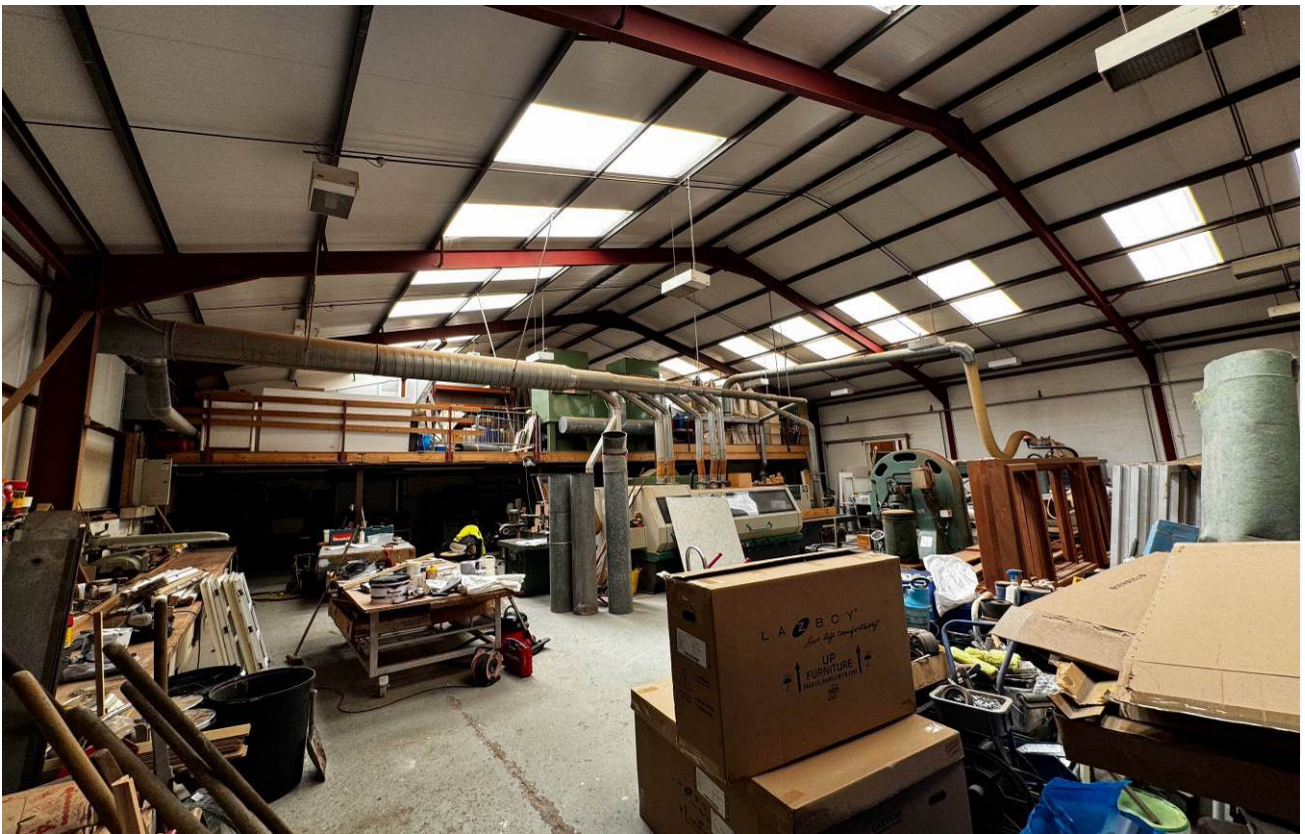
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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

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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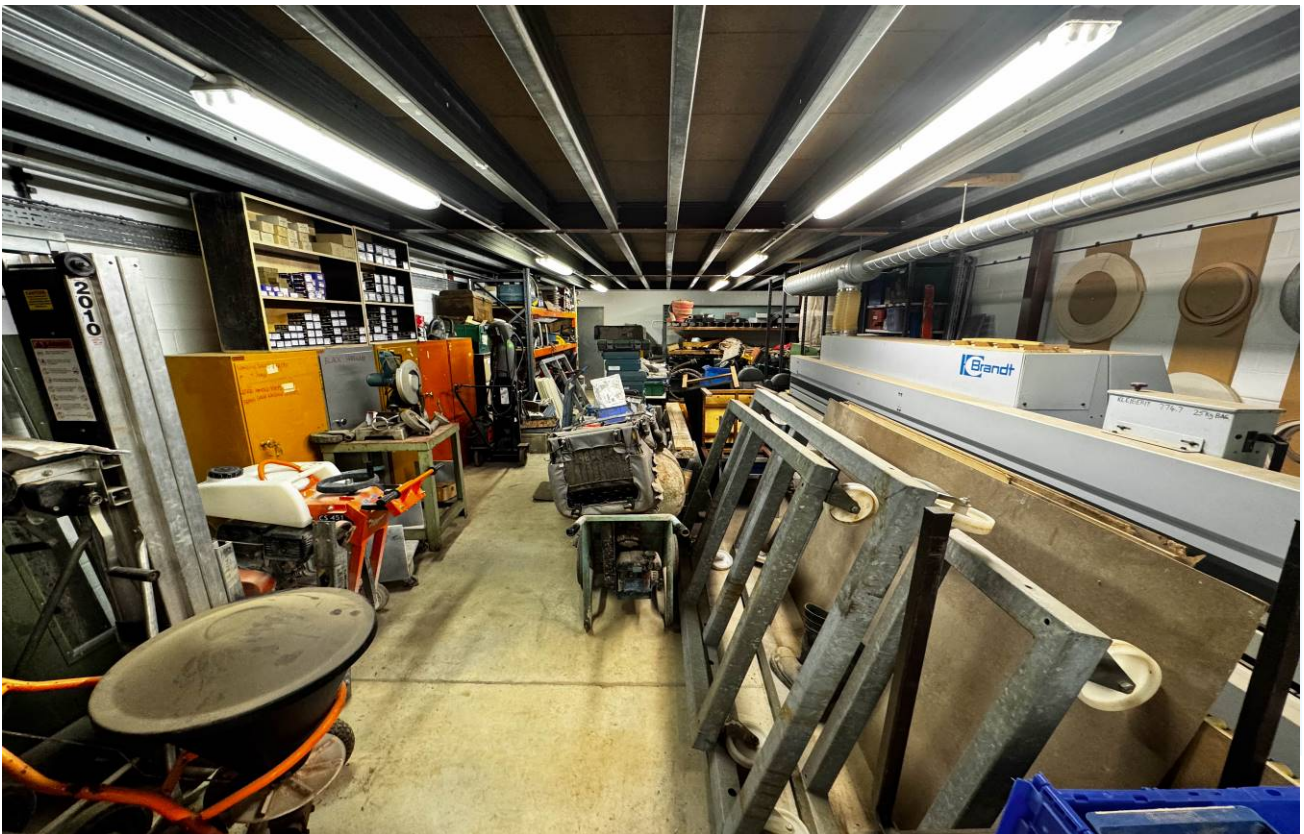


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