



**FISHER
WRATHALL**
COMMERCIAL



Yealand Conyers, Carnforth, LA5 9RJ
£11,160 (From) Per Annum



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Description

Units 3&4 Tarnwater is a c.2,480 sq ft commercial building. The property is flexible and could be split in half to offer two separate units at 1240sqft.

It was constructed in 2010 and is a steel portal frame with steel grey cladding to match the other premises on site. The building internally is of open plan industrial space, there is a WC and welfare room in the corner. The building can be accessed through a pedestrian door at the front, two electric roller doors at the rear or a pedestrian door at the rear. The building is let vacant of all possession and chattels.

If divided in to two smaller units, each unit will have a roller door and pedestrian door, WC, and welfare area. A solid block wall will be erected to divide the unit.

Tarnwater is a gated industrial park with a palisade fence to the full perimeter, tenants are provided with gate codes for 24/7 access. There are dedicated parking spaces to the front and rear of the building.

Location

Tarnwater is a small industrial estate providing various sized industrial units and offices. Accessed from The A6 near Carnforth, just a 2-minute drive from Junction 35 M6 the location is ideal to serve both North Lancashire and Cumbria. The town of Carnforth is a 5-minute drive and features many independent stores as well as the usual big names including well known supermarkets. Carnforth Railway Station is a 3-mile drive and is served by the West Coastline, perfect for commuters or business.

Services

Mains water and electric to the building (sub metered from rest of the site).

Electric underfloor heating.

EPC

This property's current energy rating is A 8.

Lease terms

£11,160 + vat per annum for the 1240sqft option
or
£21,080 + vat per annum for 2480sqft option

Payable by monthly instalment

Available from July 2024.

Property is elected for VAT.


Let by way of Full Repair and Insuring Lease. Varying length of lease terms available.

Usage

B2 General Industrial.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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