

Bee Mill Industrial Units, Bee Mill, Ribchester, Preston, PR3 3XL

TO LET



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Use - Industrial

Size - 6,278 Sq ft

Rent - £25,000 per annum plus VAT

- Industrial/Workshop Units
- Flexible lease terms
- Competitive rents



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated close to the centre of Ribchester a small town in the Ribble Valley.

The nearest motorway access is via junction 6 of the M65 motorway which lies approximately 7 miles from the property.

Description

Bee Mill Industrial units comprise a former cotton textile mill which was converted and sub-divided into a series of small workshop/warehouse units approximately 30 years ago and currently offer a range of accommodation from 133 sq.ft up to 10,000 sq.ft

Each unit has its own w.c facilities, sub metered electricity and loading door.

Outside is communal parking and loading areas.

Accommodation

The following unit is available:

Unit	Size	Rent	Rateable Value
Unit W	GF-Workshop 4,418 sq.ft GF-Office/Amenity 1,860 sq.ft Mezz-Storage 2,111 sq.ft TOTAL-8,389 sq.ft	£25,000 pa	To be assessed

The rent includes a service charge. Building Insurance of £3400 is charged separately, full details on request.

Water rates for Unit W is £1,024 pa.

There is a cctv charge of £260pa which covers cctv (monitored offsite) and powered gates on the site.

Rental

£25,000 per annum plus VAT

Lease Terms

A minimum 12 month commitment on an internal repairing basis.

The rent is to be paid monthly in advance and excludes the cost of occupation. Rent is subject to VAT at the prevailing rate.

Service Charge

Service charge included in the quoted rent.

Deposit

A deposit equivalent to 3 months rent is applicable.

Rating

See attached schedule above.

Legal Costs

Each party to be responsible for their own legal costs.

Services

It is understood that services are available to each unit.

EPC

An EPC is available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

