



**Unit 6, The Tractor Yard  
Capernwray Lane  
CARNFORTH  
LA6 1AD**

**TO LET**

**Yard space & parking -  
Secure gated access -  
Clean modern insulated build -  
B4RN superfast broadband -  
**Business Rates Free<sup>2</sup> -****

**[www.rptaylor.co.uk](http://www.rptaylor.co.uk)**

**Tel: 01524 542717**



## Unit 6, The Tractor Yard Capernwray Lane CARNFORTH LA6 1AD

### Location & Description:

The unit is located to a well-established modern insulated build industrial estate within immediate proximity of Carnforth (J35 M6).

The premises comprise a portal frame building with solid concrete floor, 3-phase power and LED lighting. The unit is profile sheet clad and has an electrically operated insulated sectional roller door (4.4m x 3.5m).

To the front the unit has hard standing for vehicle parking and deliveries, use of the shared yard for circulating and loading and unloading.

The development is protected by automated secure gated access. Junction 35, M6 is a 5mins drive time. The access to and from the M6 is suitable for HGV fixed and articulated vehicles.

Trains are available from Carnforth, which has several supermarkets, sandwich bars and other amenity of doctors surgery, pharmacy and mobile banking. The Eagles Head and Longlands in Over Kellet and Tewitfield offer the closest pub dining.

Surrounding occupiers to the scheme comprise Capernwray Dive Centre, Old England Caravan & Lodge Park, Porsche South Lakes, Hawwoods, Extreme Valeting, Strongdor and Bravo Power.



Archive Images

### Offer:

The unit is advertised To-let.

Leases - 5yrs with a 3yrs rent review. Lettings will be subject to a deposit sum.

### Availability:

The premises are available for immediate occupation once the lease is complete and rent sums due are paid on account.

### Price & Costs:

Advertised rent is OIRO **£462.50** per week (excluding VAT / payable monthly on account).

Insurance is approximately **£8.65** per week (payable annually in advance but is subject to a factor of occupier use).

The common estate charge for repairs and maintenance and serving is currently **£11.62** per week.

Each party shall bear their own leasehold costs.

### Size & Specification:

The internal accommodation extends to:

**Unit 6 218.32 m<sup>2</sup> / 2,350 ft<sup>2</sup>**

The property has a WC and has an initial fitment of perimeter electrics. There is LED lighting and 3-phase electricity on separated meter.

### Business Rates:

The property has an RV of £8,700.

For the majority of occupiers this property occupation would be free of business rates.

<sup>2</sup>Small Business Rates Relief would apply to an occupier who has the subject property as their sole trading premises.

### EPC:

Certificate No. 3-7809-3673-5750

Band B-40

### Anti Money Laundering & Credit Check:

Applications will be subject to AML checks as required by HMRC Statutory Regulation; separately, tenant applications may be subject to a credit reference checks. A application fee may apply.





## Viewings:

Strictly via Agents

[www.rptaylor.co.uk](http://www.rptaylor.co.uk)

Tel: 01524 542717



[www.tigerestates.co.uk](http://www.tigerestates.co.uk)

Tel: 01253 627111

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

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### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

### Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

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