

ALPHA WALTON SUMMIT ROAD

WALTON SUMMIT INDUSTRIAL ESTATE, BAMBER BRIDGE, PRESTON, PR5 8NA

TO LET // HIGH BAY DISTRIBUTION UNIT
134,780 SQ.FT. (12,521 SQ. M)

- ADJACENT TO M6/M61/M65 INTERSECTION
- MODERN, 4 BAY UNIT
- 8.3 M MINIMUM EAVES HEIGHT
- LARGE YARD



DESCRIPTION

THE PROPERTY COMPRISES A MODERN, DETACHED SINGLE-STOREY WAREHOUSE OF STEEL PORTAL FRAME CONSTRUCTION WITH PROFILER METAL CLADDING AND SINGLE STOREY OFFICE/AMENITY ACCOMMODATION TO THE REAR AND SIDE OF THE BUILDING.

The warehouse accommodation is arranged over 4 bays which benefit from a height to the underside of the haunch of approximately 8.3m (27ft), rising to 10.4m (34ft) at the apex. There is loading to both the rear and side of the warehouse and the unit benefits from 27 dock level loading doors.

The warehouse has translucent roof lights in addition to it being lit via a combination of sodium and fluorescent strip lighting.

Externally the property has three large secure yards, together with a staff/customer parking area to the front of the site, adjacent to the office accommodation. The large rear yard is roughly rectangular in shape and lies immediately to the north east of the service yard and provides lorry parking for approximately 40 articulated vehicles.

NEARBY OCCUPIERS

PARCEL-FORCE

BCA



thyssenkrupp

synergyhealth

NRS
healthcare

FIAT / IVECO

BATLEYS

FDC
FDC (HOLDINGS) LTD

DESCRIPTION

LOCATION

AERIAL

ACCOMMODATION

SPECIFICATION

TERMS

GALLERY

CONTACT



LOCATION

WALTON SUMMIT INDUSTRIAL ESTATE IS ONE OF THE MOST ESTABLISHED EMPLOYMENT AREAS IN PRESTON, WHICH EXTENDS TO APPROXIMATELY 100 HECTARES (250 ACRES). PRESTON CITY CENTRE LIES APPROXIMATELY 4KM (2.5 MILES) TO THE SOUTHEAST.

The property benefits from being excellently located close to Junction 29 of the M6 motorway, and within close proximity to the intersection with both the M61 (Junction 9) and M65 (Junction 2) motorways.

DESCRIPTION

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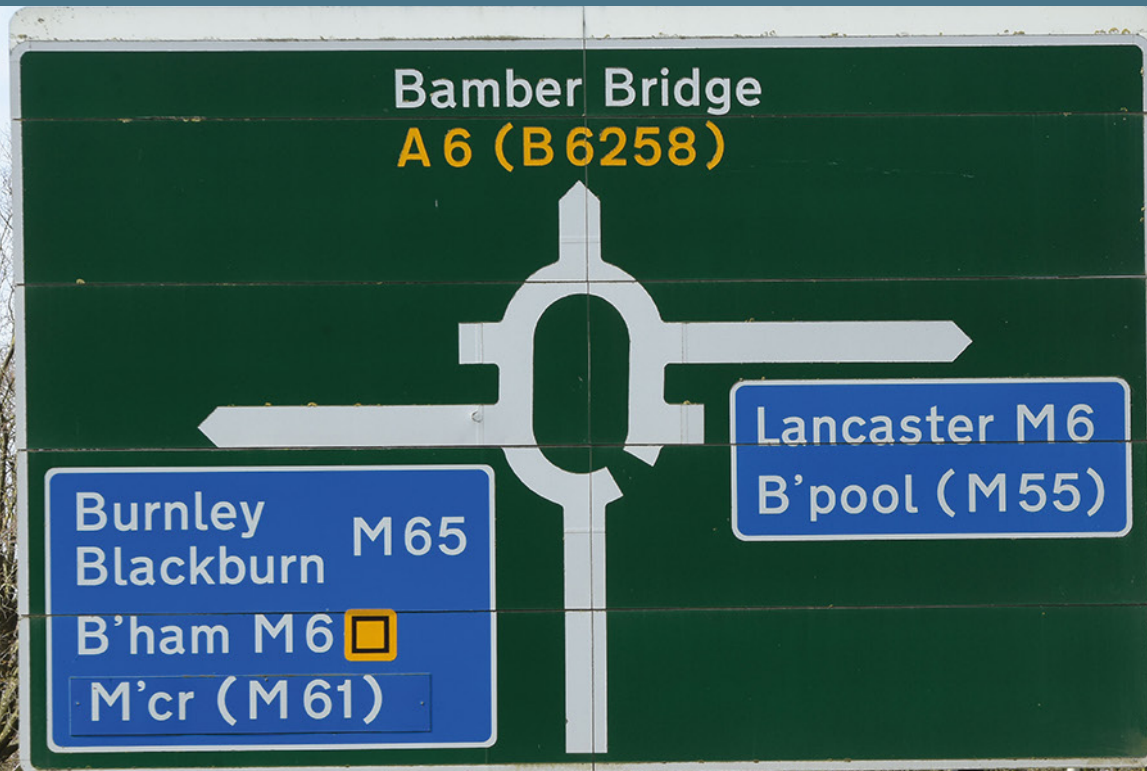
ACCOMMODATION

SPECIFICATION

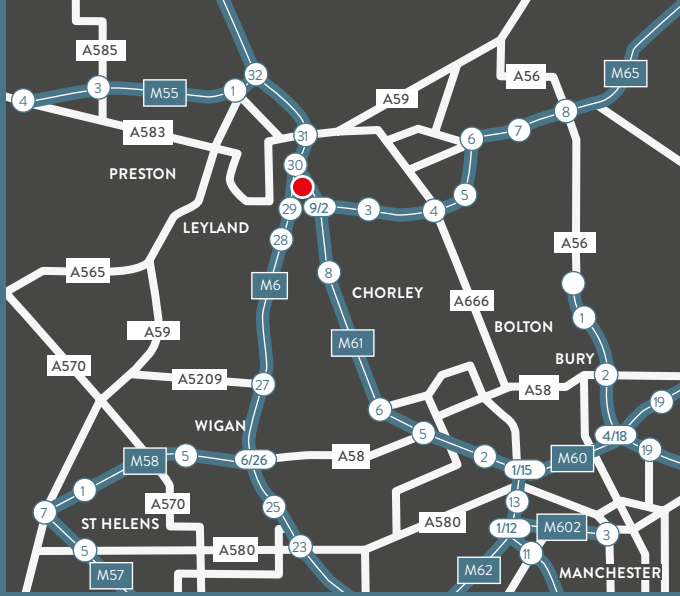
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SAT NAV: PR5 8NA



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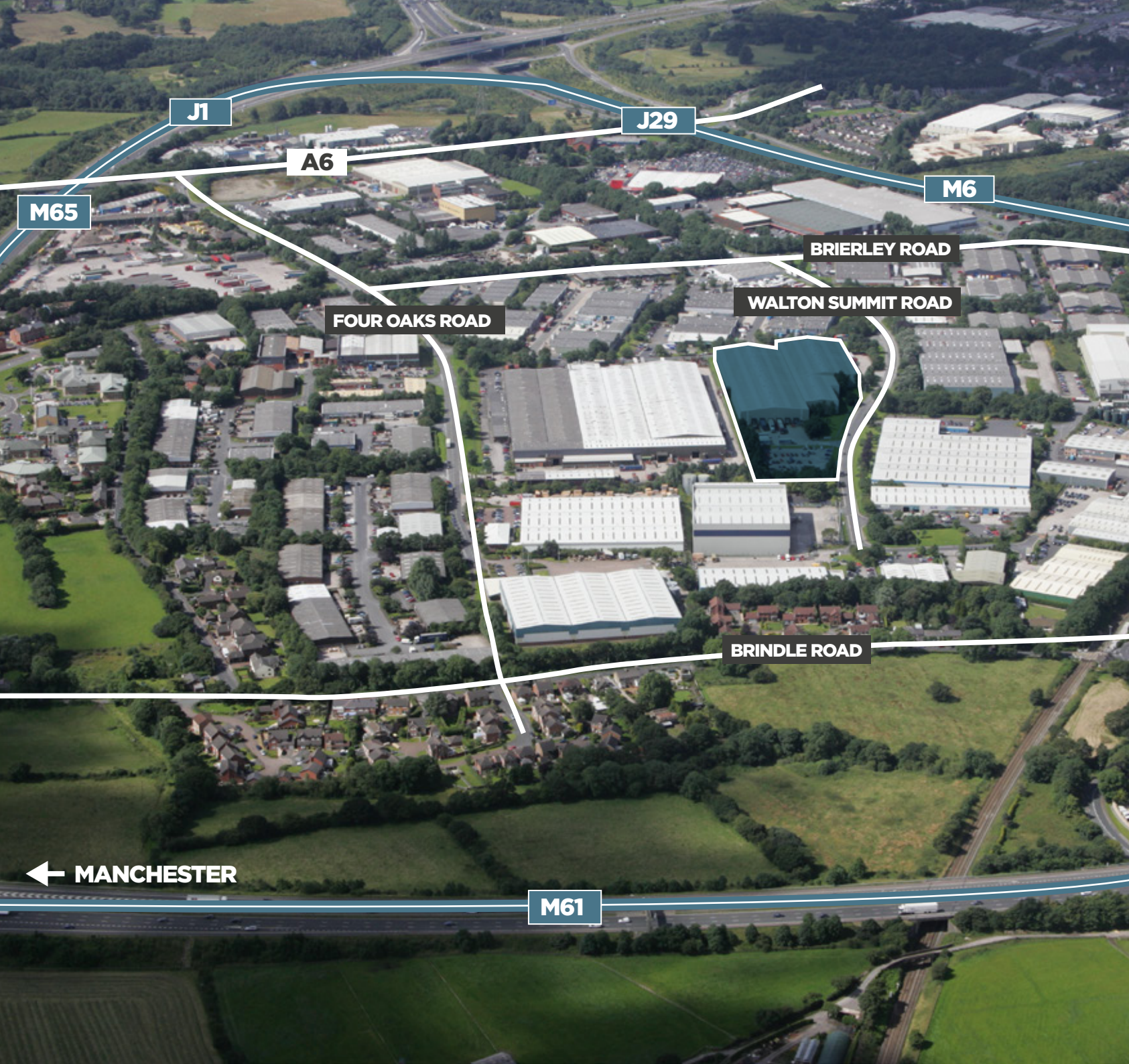
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FLOOR AREA

WAREHOUSE	129,386 SQ. FT.	12,020 SQ. M
OFFICE/AMENITY	5,934 SQ. FT.	152.7 SQ. M
TOTAL	134,780 SQ. FT.	12,521 SQ. M

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SPECIFICATION

THE UNIT BENEFITS FROM THE FOLLOWING SPECIFICATION:

- Close proximity to junction 29/30 of the M6, J9 M61 and J1 M65
- 27 dock-level loading doors
- 8.3 m (27ft) to underside of haunch
- Three secure yard areas and expansion land to the rear

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SERVICES

All mains services are available.

TERMS

A new lease on a term of years to be agreed on the whole building only.

Rent on application

LEGAL COSTS

Each party to bear their own legal costs.

RATEABLE VALUE

The unit has a Rateable Value of £417,500 and the rear compound has a Rateable Value of £17,000 in the current valuation list.

EPC RATING

Available on request.

VAT

All prices and outgoings are exclusive of VAT which is payable at the prevailing rate.

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