



# MODERN BUSINESS UNIT

## TO LET

22 Momentum  
Business Centre,  
Off Wigan Road  
Bamber Bridge,  
Preston  
PR5 6EF

**LOCATION** Momentum Place is situated off Wigan Road (A49) in Bamber Bridge and has excellent access to the M6/M61/M65 interchange, linking the region's largest towns and cities including Manchester, Liverpool, Preston and Blackburn. Occupiers in the vicinity include B&Q, Sainsbury's supermarket, Aldi, Burger King and a number of local businesses.

**DESCRIPTION** The two storey property is a steel portal frame construction, currently arranged as a trade counter/warehouse with offices above, but which can be stripped back to bare walls. It provides the following features:

- Solid concrete floor
- Steel mezzanine
- Glazed frontage
- 3 phase electric
- Roller shutter
- WC facilities
- 5 car parking spaces

### SIZE

Approximate gross internal areas:

Ground floor	1,250 sq ft (116.17 sq m)
Mezzanine	1,100 sq ft (102.23 sq m)
<b>Total</b>	<b>2,350 sq ft (218.40 sq m)</b>

**TERMS** New full repairing and insuring lease for a term of years to be agreed.

**RENTAL** £17,500 per annum exclusive.

**RATEABLE VALUE** £16,250 (2023 List). Estimated Rates Payable £8,000 (2024/25). For further enquiries, please contact South Ribble Council 01772 421491 or visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) for further information.

**PLANNING** The property can be used for industrial/warehouse/office/storage B1, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987.

**SERVICES** All mains services are connected.

**VAT** All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL COSTS** Each party to be responsible for its own legal costs.

**EPC** The EPC rating for the property is 'D' and is valid to May 2026. [View/Download Certificate](#)

**VIEWING**  
Strictly by appointment

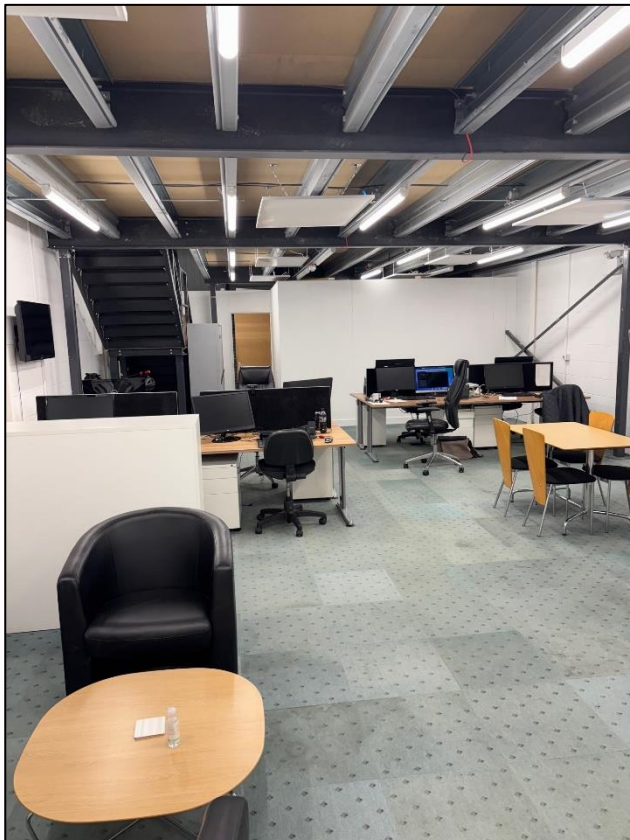
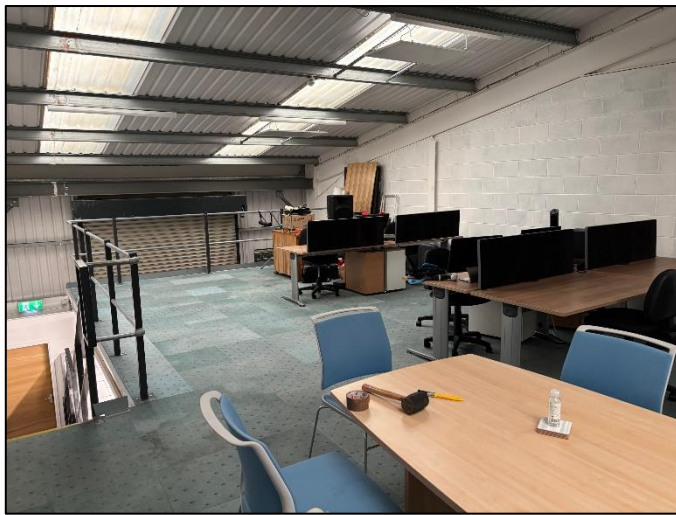
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## PHOTOGRAPHS

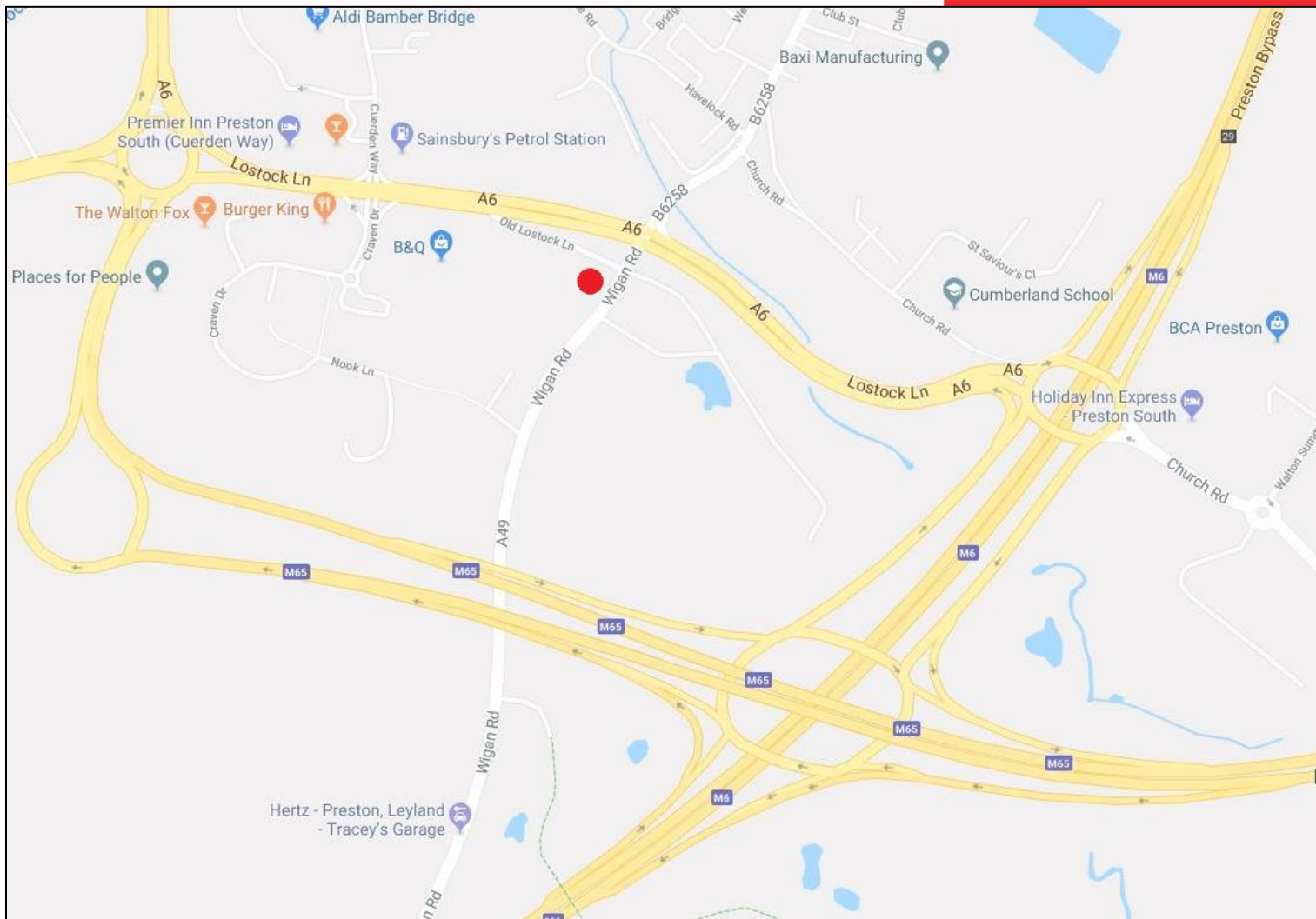


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## LOCATION



For full details of available commercial premises  
throughout the North West, please visit:

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

1 Winckley Court, Chapel Street, Preston  
PR1 8BU



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