



INDUSTRIAL UNITS TO LET

The Old Mill
Industrial Estate,
School Lane,
Bamber Bridge
Preston
PR5 6SY

LOCATION

The Estate is located in Bamber Bridge, south Preston, within approximately 1.5 miles of junction 29 of the M6 at its intersection with junction 1 of the M65 and junction 9 of the M61. Local amenities are provided within the popular village of Bamber Bridge itself which is located approximately a quarter of a mile away. Preston City centre is located approximately four miles to the north.

DESCRIPTION

The Old Mill Industrial Estate is a multi-let development comprising 45 industrial units offering a range of sizes to cater for small and established businesses. Units have a mixture of brick and metal clad elevations with each unit benefitting from a concrete/tarmacadam yard of car parking areas to the front.

ACCOMMODATION

Unit 21	150.50 sq m	1,620 sq ft
Unit 26	117.99 sq m	1,270 sq ft
Unit 31	117.99 sq m	1,270 sq ft
Unit 50	49.98 sq m	538 sq ft
Unit 36	49.42 sq m	532 sq ft

RENTAL

£20,758 per annum
£17,909 per annum
£17,909 per annum
£8,100 per annum
£8,461 per annum

EPC GRADE

B
C
A
C
E

TERMS

The refurbished units can be made available by way of new lease with terms to be agreed.

RATES

Contact the agent for an indication of the rates payable.

MAINTENANCE AND INSURANCE CHARGES

Please note that charges are levied to cover the cost of maintenance and management of the units and common areas of the site. Please ask us for current figures.

VAT

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

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the letting

VIEWING

Strictly by appointment

CONTACT

DANNY PINKUS

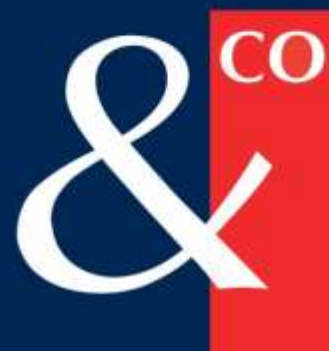
01772 769000

danny@pinkus.co.uk

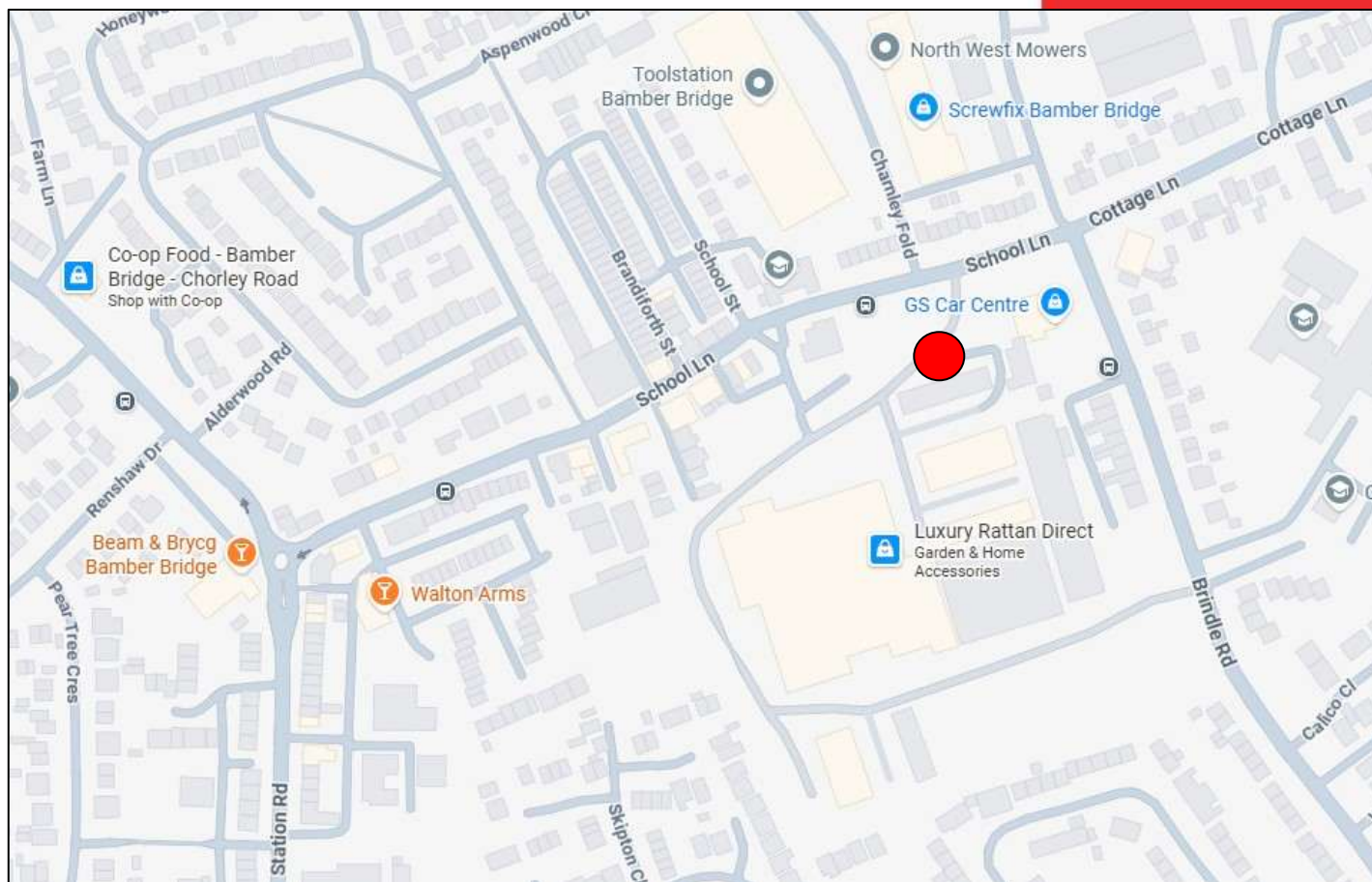
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LOCATION PLAN



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

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1 Winckley Court, Chapel Street, PR1 8BU



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