

Industrial

Block 3 - Unit 18 | Charnley Fold Industrial Estate

📍 School Lane , , Preston, PR5 6PS



Block 3 - Unit 18 | 1,670 sq ft

Industrial Unit with additional enclosed Yard Space

Charnley Fold Industrial Estate is well located providing easy access to Bamber Bridge town centre and the amenities. It offers excellent connections to the motorway links with the M6, M61 and M65 motorway intersection located immediately to the South. There are plenty of established business which include; Toolstation, Howdens & Screwfix.



Lease Type

New

✔ Unit Summary

- Private Yard
- 3 Phase Power
- 24 Hour Access
- Car Parking
- Well Maintained Estate
- Flexible Space

£ Occupational Costs

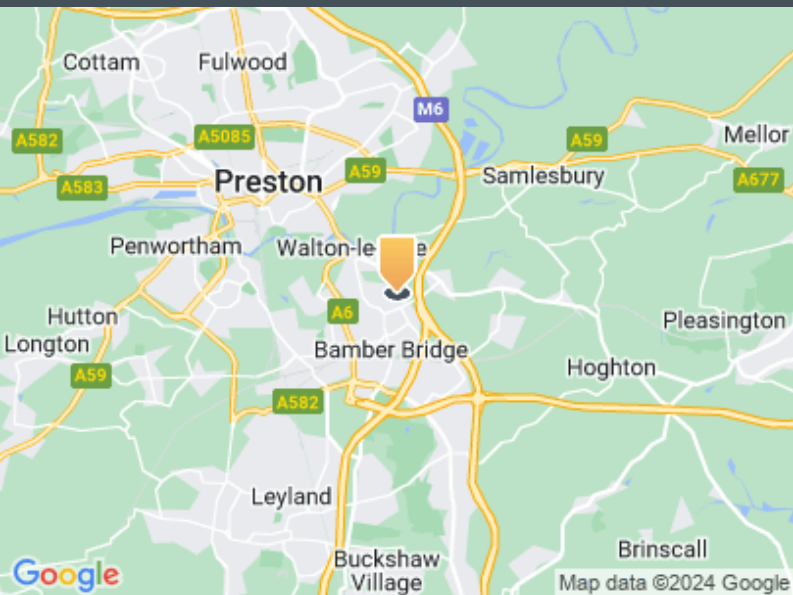
	Per Annum	Per Sq Ft
Rent	£17,500.00	£10.48
Rates	£4,890.20	£2.93
Maintenance Charge	£1,700.00	£1.02
Insurance	£358.00	£0.21
Total Cost	£24,448.20	£14.64

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Charnley Fold Industrial Estate is approximately 3 miles south east of Preston town centre and can be accessed from both School Lane linking via Station Road with junction 29 of the M6, and Brindle Road which links via Kellet Lane with junction 9 M61.



Road

The property has excellent links with the M61, M6 and M65, all within 5 miles



Airport

Manchester Airport is situated roughly 40 miles from the estate



Rail

The property has excellent links with the M61, M6 and M65, all within 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (123)



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Key Contact



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"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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