

UNIT 21 1,620 SQ FT

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This is a flexible space, perfectly sized for a start up, or simply a company looking for a base on a busy industrial estate with close proximity to Preston town centre. Old Mill Industrial Estate is a busy industrial estate housing a broad range of SME businesses. The unit is suitable for a broad spectrum of uses including storage, ecommerce, and more traditional industrial uses.

Lease Type

New



Unit Summary

- 24 Hour Access
- 3 Phase Power
- Flexible Space
- Well Maintained Estate
- WC facilities
- Car Parking

View Floor Plans

Cocupational Costs

	Per Annum	Per Sq Ft
Rent	£20,800.00	£12.84
Rates	£5,000.00	£3.09
Maintenance Charge	£3,300.00	£2.04
Insurance	£324.00	£0.20
Total Cost	£29,424.00	£18.16

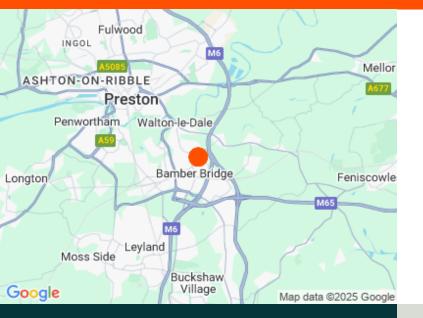
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.ukl. Units with a Rateable Value of less than £15.000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

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.



UNIT 21 OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY



Location

Old Mill 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 M61: 2 miles



Airport Manchester Airport: 40 miles



Rail Preston Railway: 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	Contact us now to arrange a viewing.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	B (49)	



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