



Industrial

# UNIT 33 | INDURENT PARK OLD MILL

School Lane, Bamber Bridge, Preston, PR5 6SY

## UNIT 33 | 532 SQ FT

Ideal start up unit available on a busy industrial estate

This flexible unit space benefits from newly fitted LED lighting and fire panel. Perfectly located in heart of Bamber Bridge, this unit would be perfect for a starter unit, retail warehouse / trade counter or storage. This unit consists of 3 phase power, a manual shutter, single toilet and parking.

Lease Type

New



### ✓ Unit Summary

- 3 Phase Power
- LED Lighting
- 24 Hour Access
- Starter Unit
- WC facilities
- Storage Unit

View Floor Plans

View Virtual Tour

### £ Occupational Costs

|                    | Per Annum  | Per Sq Ft |
|--------------------|------------|-----------|
| Rent               | £8,000.00  | £15.04    |
| Rates              | £2,475.00  | £4.65     |
| Maintenance Charge | £1,100.00  | £2.07     |
| Insurance          | £106.40    | £0.20     |
| Total Cost         | £11,681.40 | £21.96    |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

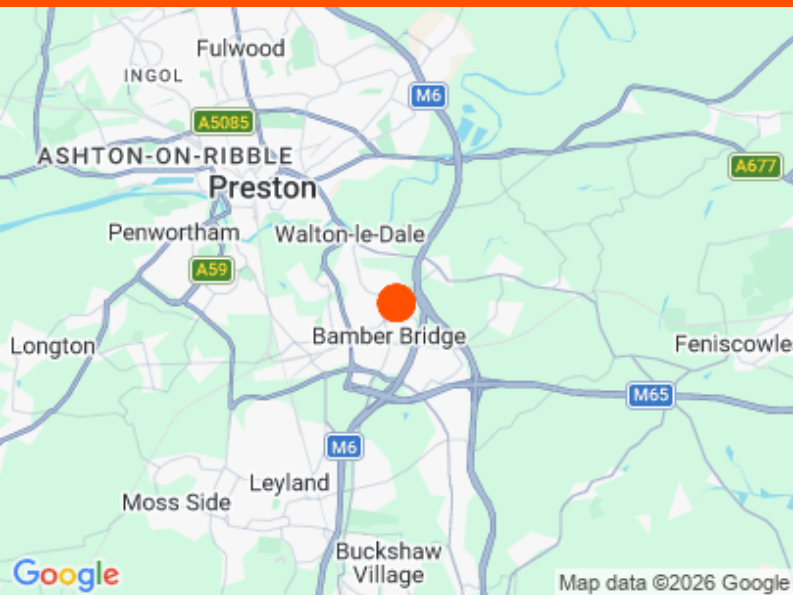
➔ For more info please visit: [unit.info/UIP0101802](https://unit.info/UIP0101802)

+44(0) 808 169 7554

Industrial

## UNIT 33 | INDURENT PARK OLD MILL

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 (27)   |

### Key Contact



**Natalie Loboda**

Customer Engagement Manager

"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 [indurent.com](https://indurent.com)"



+44(0) 808 169 7554



[enquiries@indurent.com](mailto:enquiries@indurent.com)

+44(0) 808 169 7554

[www.indurent.com](https://www.indurent.com)

Follow us



For more info please visit: [unit.info/UIP0101802](https://unit.info/UIP0101802)

+44(0) 808 169 7554