

Industrial

# UNIT 34 | OLD MILL INDUSTRIAL ESTATE

School Lane, Bamber Bridge, Preston, PR5 6SY



## UNIT 34 | 532 SQ FT

Ideal start up unit available on a busy industrial estate

This unit 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. The space benefits from 3 phase power, WC facilities, and car parking. 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, e-commerce, and more traditional industrial uses.



Lease Type

New

### Unit Summary

- 3 Phase Power
- 24 Hour Access
- Flexible Space
- Starter Unit
- Secure Estate
- Storage Unit

[View Virtual Tour](#)

### Occupational Costs

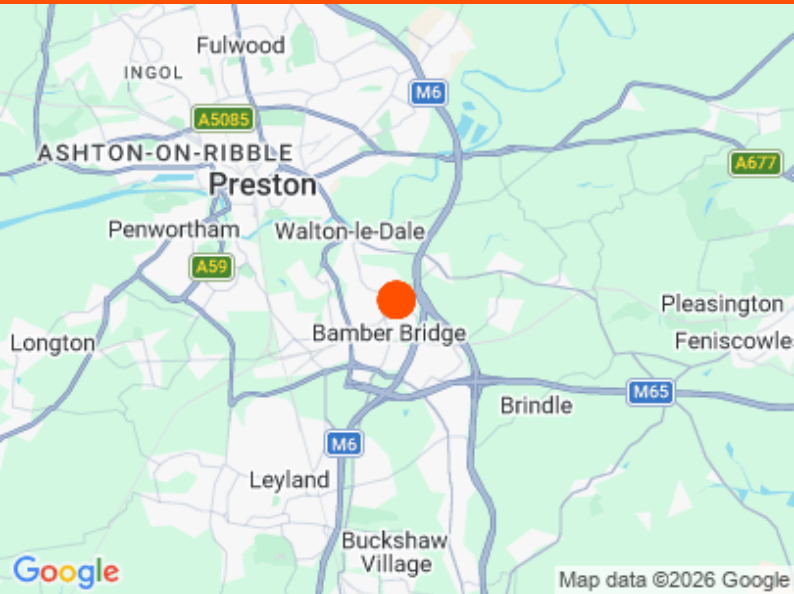
	Per Annum	Per Sq Ft
Rent	£8,000.00	£15.04
Rates	£1,922.40	£3.61
Maintenance Charge	£1,100.00	£2.07
Insurance	£106.40	£0.20
<b>Total Cost</b>	<b>£11,128.80</b>	<b>£20.92</b>

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.

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## 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  
M6: 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)

## 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"



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