



Industrial

UNIT 9 | INDURENT PARK OLD MILL

School Lane, Bamber Bridge, Preston, PR5 6SY



UNIT 9 | 16,410 SQ FT

Industrial Unit with Office

Strategically positioned in the established Indurent Park Old Mill Unit 9 benefits from integrated office accommodation, 3 phase power, an electric roller shutter, communal car parking and a private dedicated yard. Indurent Park Old Mill is a busy industrial estate housing a broad range of SME businesses. The units on site range from a broad spectrum of uses including storage, e-commerce, and more traditional industrial uses. Indurent Park Old Mill in an established industrial location within Bamber Bridge, approximately 3 miles southeast of Preston Town Centre. The property is accessed from Brindle Road and has excellent transport links, with junction 29 of the M6, M65 and M61 a short drive away.



Lease Type	New
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Unit Summary

- LED Lighting
- Refurbished Unit
- Flexible Space
- Private Yard
- 24 Hour Access
- Car Parking

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£100,900.00	£6.15
Rates	£20,250.00	£1.23
Maintenance Charge	£24,700.00	£1.51
Insurance	£3,282.00	£0.20
Total Cost	£149,132.00	£9.09

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.

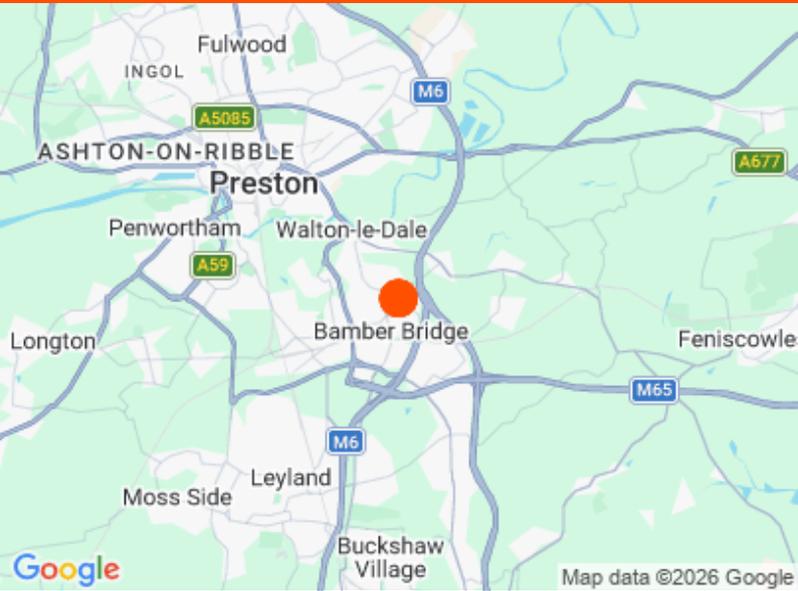
For more info please visit: unit.info/UIPO101789

+44(0) 808 169 7554

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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	D (86)



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Key Contact



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For more info please visit: unit.info/UIP0101789

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