



## For Sale - Large Industrial Premises, with mezzanine areas and on site parking

**Unit 12, Old Mill Industrial Estate, Bamber Bridge, Preston, Lancashire, PR5 6SY**

**33,875 ft<sup>2</sup> (3,146.99 m<sup>2</sup>)**

- Modern Industrial Premises
- Impressive showroom space
- 6 Metre Eaves Height
- On site Parking
- Established Industrial location.

## Description

The property comprises a substantial single story detached industrial unit extending to 33,875 sq ft, over ground floor and Mezzanine areas.

The property provides a large open warehouse area with a 6 metre eaves height and two loading bays. In addition to this there are modern open plan offices and showroom, space on both the ground and Mezzanine areas, along with additional Mezzanine space that can be used for showroom or storage space.

There is an additional showroom space installed in the ground floor warehouse area. Externally the yard area is directly in front of the property and a strip of parking dedicated to the property directly across the road running through the site. There are solar panels installed on the roof space, which can be acquired at an additional cost. Further information is provided in the below link <https://solar-installers.co.uk/?projects=commercial-solar-installation-lancashire>

## Location

Old Mill Industrial Estate 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 from the subject property.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Gross Internal Area basis (GIA) and provides the following floor areas:

Ground Floor	24,175 sq ft
Mezzanine areas	9,700 sq ft
Total	33,875 sq ft

## Tenure

The property is available on a long leasehold basis with 231 years remaining on the lease. There is no ground rent payable but there is an annual contribution to the service charge for the estate.

Further information is available upon request.

## Price

Seeking offers of £2,500,000. The property will be sold with vacant possession.

## Planning Use

Use Class B8 - Storage and distribution

## EPC

A copy of the EPC is available on request.

## VAT

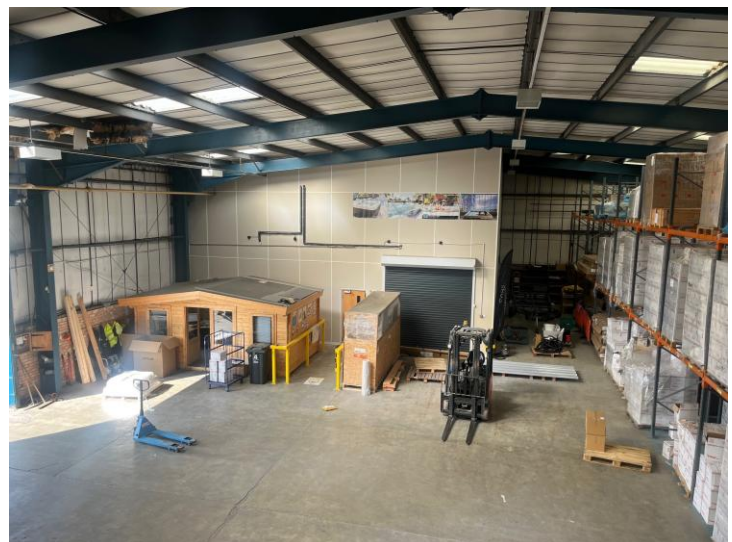
VAT is applicable at the prevailing rate

## Business Rates

Rateable Value £69,000

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
John Fletcher  
01204 221 030  
[john.fletcher@fletchercre.co.uk](mailto:john.fletcher@fletchercre.co.uk)



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