

Recently Refurbished Warehouse Unit – To Let

**Unit 3
Bridgeside Industrial Estate
Warton Road
Carnforth
Lancashire
LA5 9EU**



From 2,495 sq ft to 9,393 sq ft – with additional compound if required

Carnforth is strategically located in north Lancashire close to the boundary with Cumbria and sitting alongside the M6 motorway with excellent access at Junction 35 of the M6 motorway. Warton Rd is adjacent to Carnforth railway station, and leads to the A6 Scotland road runs through the centre of Carnforth, offering good access to the north (Kendal approximately 15 miles distant) and Lancaster (approximately 5 miles to the south).



Location

Bridgeside Industrial Estate is situated to the north of Carnforth town centre, a short distance from Carnforth railway station and lying to the east of Warton Road. The subject site lies adjacent to premises occupied by Briscoe Construction and a distribution warehouse. Keer Park lies immediately to the south of Bridgeside.

Description

The property comprises a substantial, recently refurbished warehouse/industrial unit (recently re-clad and with a new profile steel sheet insulated roof). The property has 2no roller shutter doors to a height of approx. 3.7m, a width of 5.0m and with a minimum eaves height of approx. 4.0m. Included with the unit is a concrete apron and circulation area immediately in front of the unit. In addition, there is an adjacent secure storage compound of approx. 0.75 acres available separately if required.

Accommodation

Total GIA (Capable of being split)	Approx.872.63 sq m	(approx. 9,393 sq ft)
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Terms

The property is available to let on the basis of a new 5 year full repairing and insuring lease, or longer subject to 5 yearly rent reviews.

Rating Assessment

Not currently assessed for rates.

Rent

A commencing rental from £17,500 pa to £60,000 pa, exclusive of any rates and service charge which may become payable.

Service Charge

There is an estate service charge payable in respect of shared access roads, insurance etc

Legal Costs

Each party to be responsible for their legal fees incurred in the preparation of the new lease.

Energy Performance Certificate

The property is assessed as

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VAT

The property is registered for VAT so VAT will be payable on rents, service charge and insurance.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

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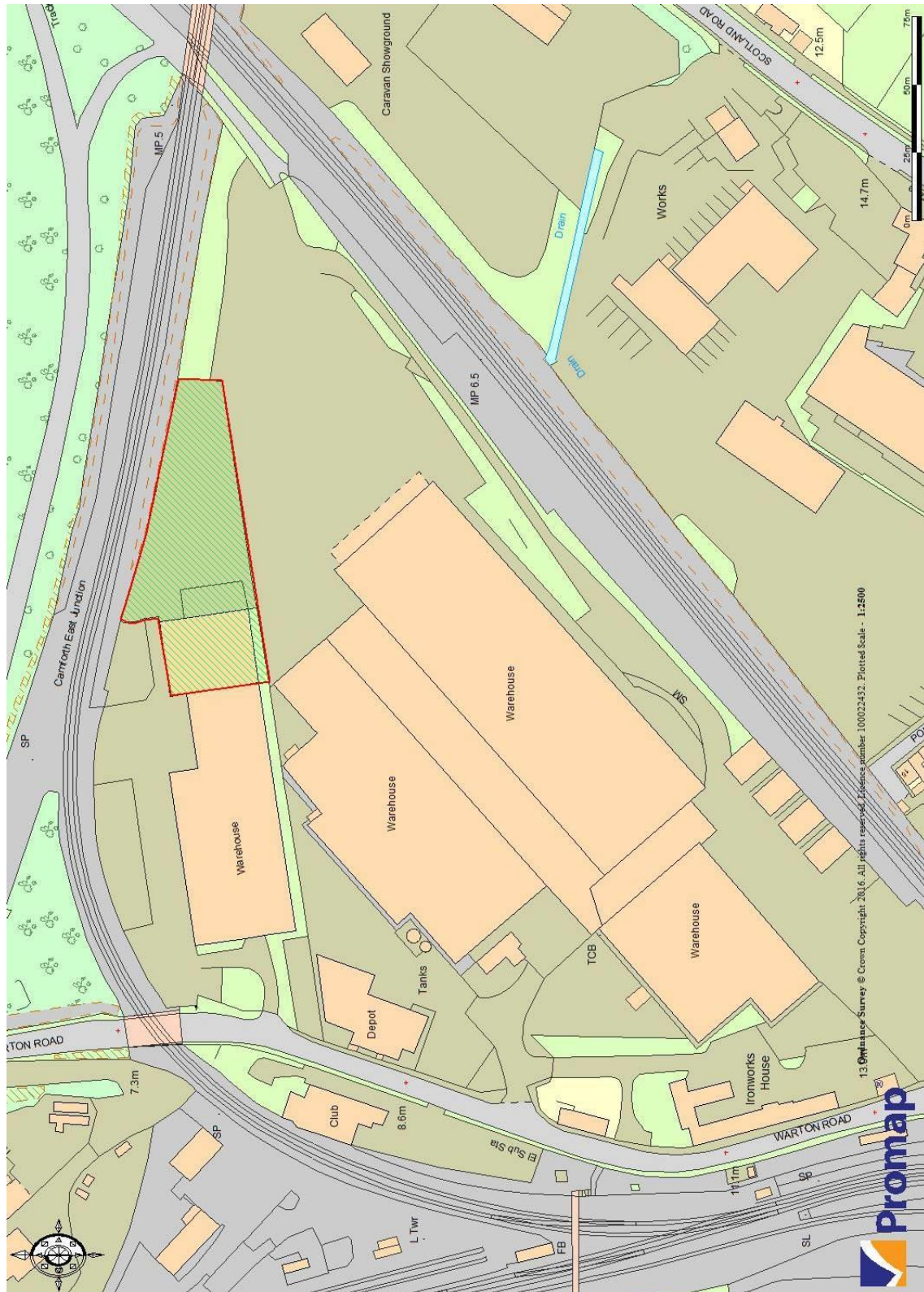
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Adjacent yard (available separately)

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Plan for identification purposes only

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