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**TO LET
(MAY SELL)**



MODERN BUSINESS UNIT

100 m² (1,073 ft²)

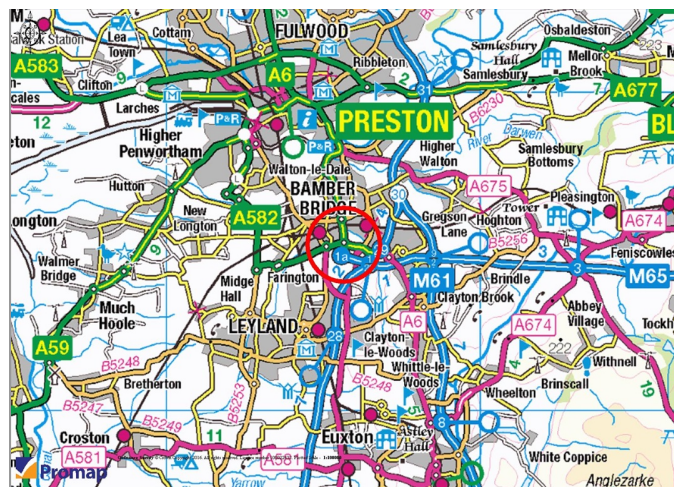
**Unit 33
Momentum Business
Centre
South Rings
Bamber Bridge
Preston
PR5 6EF**

- Highly accessible location close to Junction 29 of the M6
- Open plan accommodation
- Suitable for a variety of uses (s.t.p)
- Mezzanine floor provided

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Location

Momentum Business Centre is situated off the main A49 within 1 mile of Junction 29 of the M6 Motorway at Bamber Bridge and at the heart of the M6/M61/M65 interchange.

Nearby occupiers include B & Q, Sainsburys, Aldi, Burger King and a number of local businesses and amenities.

Description

The unit is of steel portal frame construction with blockwork walls surmounted by profile metal cladding and beneath a monopitch roof. The end of terrace unit is finished to a good standard with a disabled WC and separate "brew station" to the ground floor with a steel framed mezzanine floor area.

Externally there are 2 dedicated car parking spaces.

Accommodation

We have estimated the gross internal floor area of the unit extends to approximately 100 m² (1,073 ft²).

Services

It is understood that mains electricity, water and drainage are connected to the unit.

Rating Assessment

The unit has yet to be assessed for rating purposes.

Planning

The premises have consent for uses under Class B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended). The unit can be used for general industrial, storage and distribution.

Interested parties are recommended to make their own enquiries of the planning department at South Ribble Borough Council (tel. 01772 635493).

Service Charge

A service charge will be levied for the landscaping and maintenance of the external common areas.

Terms

The unit is available by way of a new FRI lease on flexible terms.

Alternatively our clients may consider a sale of the premises. Please contact us to discuss further.

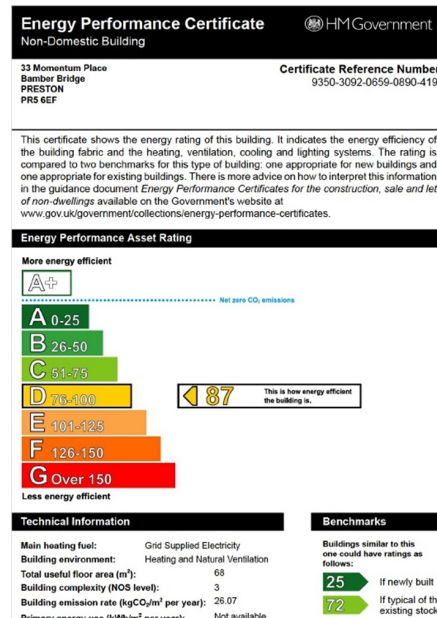
Asking Rental

£9,600 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

VAT

All rentals and costs quoted will be subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren

Email: fw@eckersleyproperty.co.uk