



**FISHER  
WRATHALL**  
COMMERCIAL



## Keer Park Warton Road, Carnforth, LA5 9EX

### £9,000 Per Annum

**BRAND NEW INDUSTRIAL UNITS** - We are pleased to release the final phase of the highly sought-after commercial units at Keer Park. Available for occupation from 1st August 2021 these brand new 1000sqft units (12B, 12C, 12D, 14B, 14C, 14D, 14E) provide modern and flexible options to a range of businesses. Full height building provides the tenant with the opportunity to double their floor area to 2000sq ft with a mezzanine. Subject to appropriate planning permission. A full height roller door allows loading to a 2nd floor. Please note the site is still under construction and therefore images are for illustrative purposes only and finishes may vary.



## Location

Keer Park is located off Warton Road in Carnforth. The town of Carnforth is within walking distance, featuring many independent stores as well as the usual big names including well known supermarkets. Wednesday is market day, and a host of stalls can still be found in the square. There is easy access to the M6 Motorway via Junction 35 (less than 2 miles). Carnforth Railway Station is within 5 minutes walking distance and is served by the West Coast Line, perfect for commuters or business.

## Description

Purpose built industrial units for business use class E (g) - Commercial, Business and Service. These brand new 1,000 square foot units provide modern and flexible options for a range of different businesses.

At our Keer Park and Ironworks site we have a host of commercial and professional tenants such as DPD, electrical contractors, printers, telecoms & IT support, catering services, a body shop and MOT centre and health care professionals. Lots of our tenants use the services of their neighbours on site, so it is a great place for businesses to thrive.

## All 1,000 square foot units benefit from:

4.9 metre high electric roller door (full height of building).  
Concrete ground floor (structural slab).  
Energy efficient LED lighting and ample internal double sockets.  
Fire alarm system.  
Electric vehicle charging point.  
Fibre to the property (FTTP).

## Other benefits:

Pedestrian door.  
Disabled access toilet with washbasin, kitchen/welfare unit including sink with hot water.  
Dawn to dusk external security lighting and motion activated light.  
Single phase electricity and 3 phase electricity, 100 amp per phase.

4 car parking spaces reserved for the unit with ample visitor and overflow parking.

Access to a secure cycle storage rack with cover.

## Additional benefit opportunity:

Full height building provides the licensee with the opportunity to double their floor area to 2,000 square feet with a mezzanine / additional internal infrastructure should they wish - subject to the appropriate planning permission secured by the licensee. Roller door allows loading to the mezzanine due its full height.

## Services & Insurance

Water, Drainage, Electric, Fibre to the Premises, No Gas.

The Licensee is liable to the Licensor for water and electric (sub metered for each individual unit, just pay for what you use) and for annual building insurance premium.

The Licensee will be responsible for business rates, telecoms, broadband, contents insurance etc direct with the relevant parties.

## Terms

Property available by way of a new Fully Repairing and Insuring Licence for a length of term to be agreed at a passing licence fee of £9,000 + VAT per annum.

Length of term will be for a fixed time but flexible in length to suit your business needs.

No deposit or bond required. First month's rent to be paid in advance and then each month thereafter also paid in advance.


No maintenance / service fee for upkeep of external areas.

## Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. Please call 01524 69922 to arrange or email: [info@fwcommercial.co.uk](mailto:info@fwcommercial.co.uk)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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