



**FISHER
WRATHALL**
COMMERCIAL

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Warton Road Units Keer Park, Carnforth, LA5 9EX £7,500 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 750sqft units (13A, 13B, 13C and 13D) 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 1500sq 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, Carnforth. The town of Carnforth is within walking distance and features 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. 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.

Description

NEW 4 x 750sqft Commercial Property to Rent – Keer Park, Warton Road, Carnforth, LA5 9EX.

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 750sqft units (13A, 13B, 13C and 13D) provide modern and flexible options to a range of businesses.

All 750 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 1,500 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.

Use

The use of the buildings is Class E (g) - Commercial, Business and Service E(g) Uses which can be carried out in a residential area without detriment to its amenity:

- E(g)(i) Offices to carry out any operational or administrative functions,
- E(g)(ii) Research and development of products or processes
- E(g)(iii) Industrial processes

Security Lighting

Dawn to dusk external security lighting and motion activated light

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/Tenure

The property is available by way of a new Full Repairing & Insuring licence for a term to be agreed and at a licence fee of £7,500 + VAT per annum.

Term is for a fixed time but flexible in length to suit your business needs. No deposit or bond required; first month's rent paid in advance then rent paid in advance each month. No maintenance / service fee for upkeep of external areas. Licensee is liable to licensor for water and electric (sub metered for each individual unit, just pay for what you use) and annual building insurance premium. Licensee is responsible for business rates, telecoms, broadband, contents insurance etc. direct with relevant parties.

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



Energy Efficiency Rating

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

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