



**FISHER
WRATHALL**
COMMERCIAL



Unit 1 Oakenclough Mill, Preston, PR3 1TB

£4,958 Per Calendar Month

TO LET - Large Warehouse Unit with good sized Mezzanine and tall Eaves Height offering excellent space for storage or production in a popular industrial location at Oakenclough Mill.

Presently used for production of bespoke units the premises offer some 17,900 square feet or thereabouts of ground floor space including under the mezzanine and some 6,600 square feet of mezzanine space above or thereabouts.

Viewing essential to fully appreciate the space on offer, its potential and letting price. This unit is very realistically priced.



Location

Oakenclough is a village area situated in a rural location on the edge of the Forest of Bowland, approximately midway between Lancaster and Preston and approximately 3 miles east of Garstang.

Access to the M6 motorway is via junction 32, approx 7 miles to the south and junction 33, approx 6.5 miles to the north.

These purpose built premises are located by an old paper mill which forms a focal point for local industrial and manufacturing businesses within Oakenclough.

Description

Purpose built premises offering tall eaves height of some 6.5m and ground floor production and storage space of some 17,900 square feet or thereabouts.

Large mezzanine area of some 6,600 square feet or thereabouts offering office space and further storage plus ancillary space.

Accommodation

Ground Floor

Warehouse/Production Space

Some 17,900 square feet or thereabouts which includes a Welding Room and Storage Areas under the Mezzanine together with a Locker Room.

Large Mezzanine

Some 6,600 square feet or thereabouts to the first floor with Offices, Toilet Block and Storage Area plus Brew Room and open space.

Services

Mains services connected.

Rateable Value

£27,000.

Floor Area

Overall floor area some 24,500 square feet or thereabouts.

Lease Terms

New lease terms to be agreed with the landlord.

Legal Fees

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in connection with the preparation of the lease.

VAT

All figures quoted are exclusive of, but may be subject to, VAT at the prevailing rate.

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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