



**FISHER
WRATHALL**
COMMERCIAL

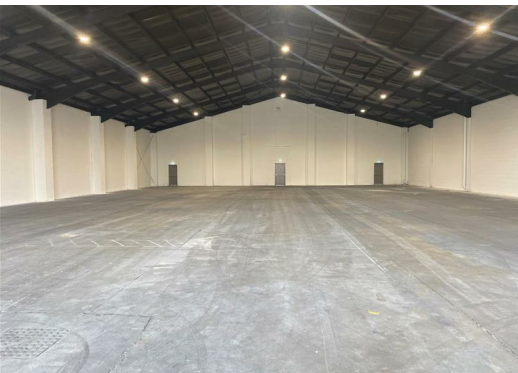


Unit 5, Keer Park Warton Road, Carnforth, LA5 9FG £1 Price On Application

TO LET - A 5 bay warehouse of steel portal frame construction with brick elevations and concrete flooring. The roof is over cladded with a single skin 0.7mm thick PVC coated and fully galvanised box profile external roof sheet R32/1000 in August 2021, meaning it is in good condition and watertight.

The 5 bay warehouse has all be let except for Bay 3, offering 12,100 sqft of space. Viewing recommended as these units have been in demand to several successful local companies.

Bay 1 - now let
Bay 2 - now let
Bay 3 - 12,100 sq.ft.
Bay 4 - now let
Bay 5 - now let



Location

Keer Park comprises an industrial estate providing various sized units ranging in size from 500 sq ft to 75,000 sq ft.

Accessed from Warton Road, Carnforth, just a 5 minute drive from J35 of the M6 motorway, the industrial park is ideally located to serve both North Lancashire and Cumbria.

The town of Carnforth is in easy 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. Carnforth railway station is a 2 minute walk and is served by the West Coast main line running between London and Edinburgh, perfect for commuters or business.

Description

Unit 5 Keer Park is a 5 bay Warehouse of steel portal frame construction with brick elevations and concrete flooring.

The roof was over cladded with a single skin 0.7mm thick PVC coated and fully galvanised box profile external roof sheet R32/1000 in August 2021, meaning it is in good condition and watertight.

The 5 bay warehouse can be split into a variety of sizes to offer different options to interested parties. For example bays could be taken individually or bays next to each other combined such as Bay 2 & 3 could be taken together to offer 24,200 sq.ft. and Bay 4 & 5 could be taken together at c.17,000 sq.ft. For the avoidance of doubt Bay 5 cannot be let alone.

Accommodation

Bay 1 - now let.
Bay 2 - 12,100 sq.ft.
Bay 3 - 12,100 sq.ft.
Bay 4 - 10,985 sq.ft.
Bay 5 - 6,100 sq.ft.

Each bay has an electric roller shutter door at 5.65m wide and 5.5m high, pedestrian access doors and new high bay lighting throughout.

Each bay has designated car or HGV parking in front of the roller door. Bay 5 benefits from hard standing external yard space.

There is a shared access which serves both Unit 5 and Unit 7 (next door Unit). Units 5 and 7 occupy a self-contained palisaded fence secured site with a gated access point.

Services

Mains water and electric to the building. No fixed heating. WC, welfare and office area to serve each bay.

EPC

Currently 64 C.

Rateable Value

Current rateable value £92,000 for the whole of Unit 5. To be re-assessed by the VOA. This is the rateable value for the property and will be divided by sub bays dependent on size. Enquiries can be made with the local authority for the multiplier values.

Lease Terms

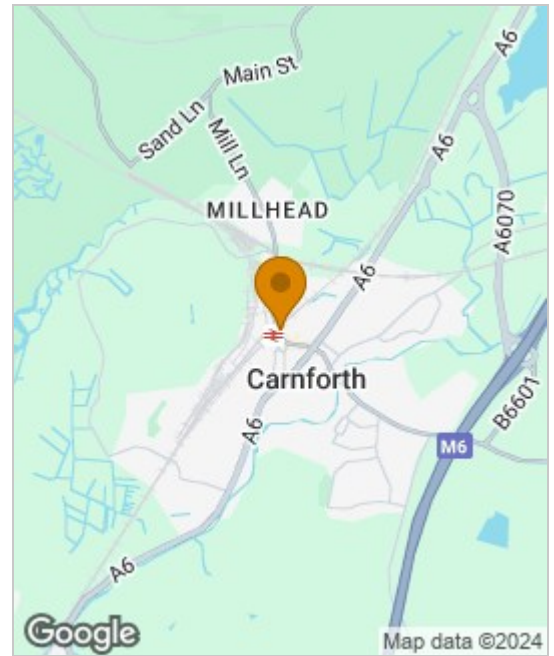
To be Let by way of a Fully Repairing and Insuring Lease. Varying length of lease terms available. Rental Price On Application. Property is elected for VAT. Available from Summer 2024.

VAT

The property is elected for VAT, so VAT will be payable in addition to the rent payable.

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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