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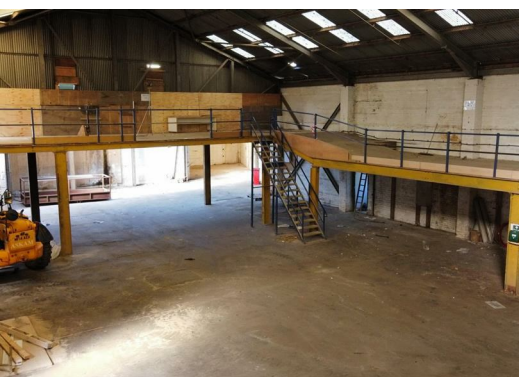
## **Unit 2 Oakenclough Mill, Preston, PR3 1TB**

### **£2,083 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 vacant the premises offer some 8,160 square feet or thereabouts of ground floor space including under the mezzanine and some 1,640 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 for the space available.





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

## Description

Traditional industrial premises, the main building offering tall eaves height.

Ground floor production and storage space of some 8,160 square feet or thereabouts.

Good sized mezzanine area of some 1,640 square feet or thereabouts offering further storage space.

## Accommodation

### Ground Floor

#### Warehouse/Production Space

Some 8,160 square feet or thereabouts which includes the main building and ancillary adjoining storage areas. various external access points.

### Large Mezzanine

Some 1,640 square feet or thereabouts to the first floor offering further useful storage space.

### External Yard Areas

Parking area in front of the yard.

Additional side yard area providing further storage area.

## Services

Mains water, electricity and drainage connected.

## Rateable Value

£10,000.

## Floor Area

Overall floor area some 9,800 square feet or thereabouts.

## Lease Terms

New lease terms to be agreed with the landlord.

## Legal Fees

The incoming 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](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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