



**FISHER
WRATHALL**
COMMERCIAL



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.

Power and Water are metered from Unit No1 next door.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Service charge

Service charge is just the insurance cost £2,843.53p per annum.

Rateable Value

£10,000.

Floor Area

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

Lease Terms

5 Year lease with a 12 month break clause.
One months deposit.

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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