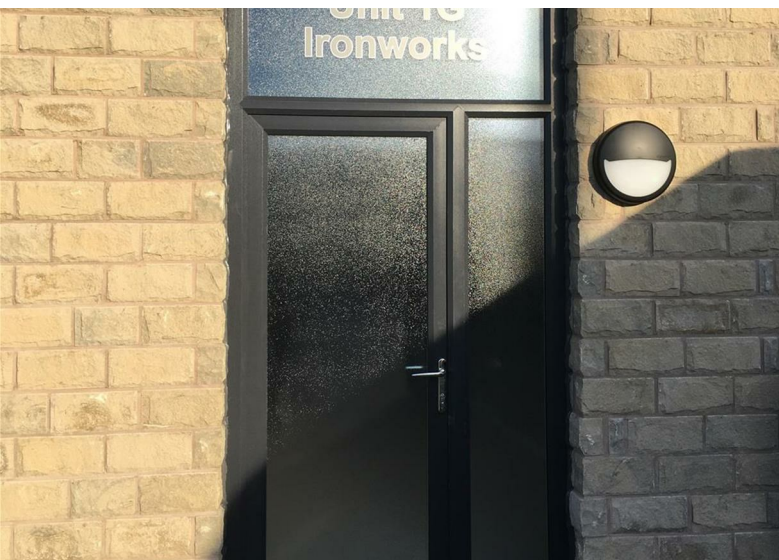




**FISHER  
WRATHALL**  
COMMERCIAL



**1G Ironworks Warton Road, Carnforth, LA5 9EX**  
**£8,250 Per Annum**



# 1G Ironworks Warton Road, Carnforth, LA5 9EX

## £8,250 Per Annum



### Description

A rare 750sqft commercial unit available at Ironworks, Warton Road, Carnforth.

The only commercial unit available on the site!

Constructed in 2019 this new build commercial unit has had one occupant since new and benefits from modern construction.

The building internally is of open plan space, there is a WC and welfare sink in the rear corner. The building can be accessed through a pedestrian door at the front, and benefits from an electric roller door. The building is let vacant of all possession and chattels. The building has three phase electric supply. The premises has an EV Charger installed internally, an electric under counter sink heater and fire alarm. There are ample sockets fixed to the block walls internally.

- Pedestrian door
- Electric roller door (full height building)
- Disabled access toilet with washbasin, kitchen/welfare unit including sink with hot water
- Concrete floors (structural slab)
- Energy efficient LED lighting and ample internal double sockets
- Fire alarm system
- Electrical vehicle charging point
- Dawn to dusk external security lighting and motion activated light
- Single phase electricity and 3 phase electricity, 100amp per phase
- Two car parking spaces reserved in front of the unit

### Location

Ironworks, Warton Road, Carnforth, LA5 9EX

Ironworks and Keer Park comprises an industrial estate providing various sized units from 500sqft to 75,000sqft. Accessed from Warton Road, Carnforth, just a 5-minute drive from Junction 35 M6 the industrial park is ideally located to serve both North Lancashire and Cumbria. The town of Carnforth

is 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 Coastline, perfect for commuters or business.

### Services

Mains water (direct with Waterplus)  
Electric to the building (sub metered from rest of the site, recharged by landlord)

### EPC

No fixed heating so N/A

### Rates

Current rateable value (1 April 2023 to present) £5,900

### Lease terms

£8,250 plus vat per annum, payable by monthly instalment on 1st of each month

Available from December 2024

Property is elected for VAT

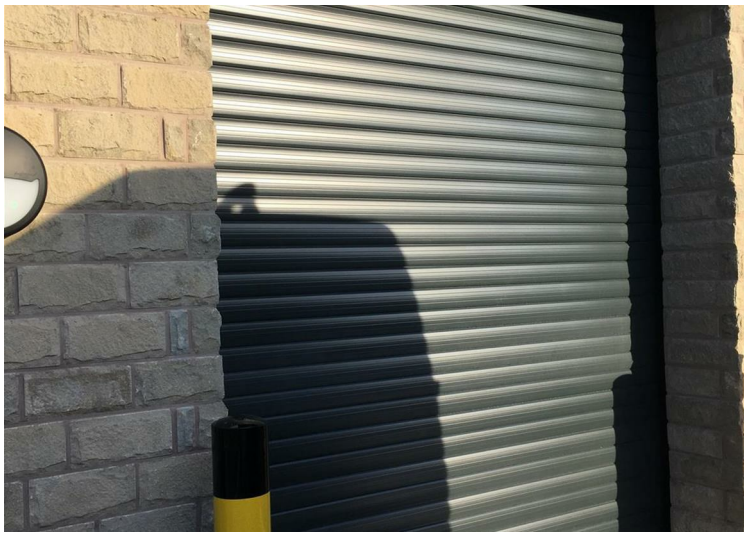
Let by way of Full Repair and Insuring Lease

Varying length of lease terms available but minimum 12 months

### Usage

Use Class B2 – General Industrial







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.