

Yard

# Yard 2 (Brindle Road) | Old Mill Industrial Estate

📍 School Lane, Bamber Bridge, Preston, PR5 6SY

## Yard 2 (Brindle Road) | 40,424 sq ft

Yard Space - Secured Fencing

Old Mill Industrial estate is ideal for new businesses requiring start up space with the potential to expand over time. This attractive landscaped estate benefits from the security of steel palisade fencing, electric gates and CCTV and has excellent circulation space and ample parking.

Lease Type

New



### ✔ Unit Summary

- Car Parking
- CCTV
- 24 Hour Access
- Circulation Space
- Private Yard
- Secure Estate

### £ Occupational Costs

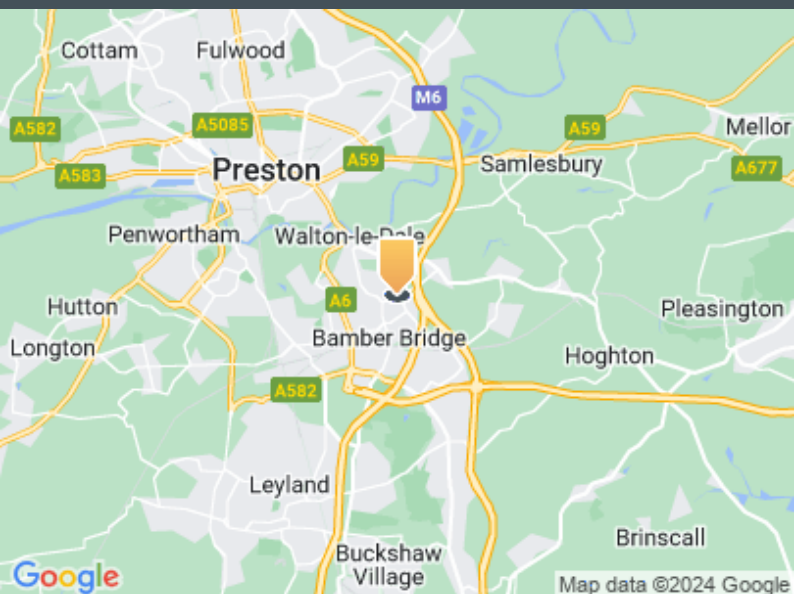
	Per Annum	Per Sq Ft
Rent	£42,200.00	£1.04
Rates	Not specified	Not specified
Maintenance Charge	£500.00	£0.01
Insurance	£500.00	£0.01
<b>Total Cost</b>	<b>£43,200.00</b>	<b>£1.07</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

Old Mill Industrial Estate is approximately 3 miles south east of Preston town centre and can be accessed from both School Lane linking via Station Road with junction 29 of the M6, and Brindle Road which links via Kellet Lane with junction 9 M61.



### Road

The property has excellent links with the M61, M6 and M65, all within 5 miles



### Airport

Manchester Airport is situated roughly 40 miles from the estate.



### Rail

The property has excellent links with the M61, M6 and M65, all within 5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

## Key Contact



### Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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