

TO LET

HIGH QUALITY FULLY REFURBISHED
INDUSTRIAL / WAREHOUSE UNITS

3,262 & 3,272 Sq Ft (303.04 & 303.96 Sq M)



OAKSHOTT
PLACE



Well established
business location



Fully refurbished
throughout



New security
fencing installed



Office &
staff amenities



Close to M6 / M61 &
M65 Interchange

WALTON SUMMIT EMPLOYMENT CENTRE | BAMBER BRIDGE | PRESTON | LANCASHIRE | PR5 8AT

DESCRIPTION

The estate comprises 14 semi detached and terraced units providing a well presented industrial estate with units offering a range of sizes.

In general the units provide the following specification:



Fully
refurbished
throughout



4m Eaves
height



New electric
shutter loading
doors



Office & staff
amenities



New LED
lighting



Secure
dedicated
yard areas
with new
fencing



EPC Rating B



ACCOMMODATION

CURRENT AVAILABILITY

The units below have been measure in accordance with the RICS Code of Measuring Practice (7th Edition) and offer the following floor areas.

UNIT		Size Sq Ft	Size Sq M
419	WAREHOUSE	2,713	252.04
	OFFICE / AMENITIES	549	51.00
	TOTAL	3,262	303.04
424	WAREHOUSE	2,723	252.96
	OFFICE / AMENITIES	549	51.00
	TOTAL	3,272	303.96



LOCATION

Walton Summit is Central Lancashire's premier industrial and warehouse estate, located to the south of Preston and adjacent to Junctions 29 of the M6, 9 of the M61, and 2 of the M65 motorways, providing excellent communications throughout the North West and national motorway network. Situated adjacent to Oakshott Place amongst various other similar units, nearby occupiers include Wolseley, Prestoplan, BCA, Bosal, DHL and the Environment Agency.



DRIVE TIMES

Drive times	Mins	Miles
Preston	13	3.6
Blackpool	36	25
Blackburn	20	9.4
Bolton	33	19.7
Lancaster	34	26
Manchester	46	29





MONTGOMERY
TRANSPORT GROUP

FDC HOLDINGS

PARCELFORCE

FURLONG FLOORING

M6

J29

M65

J1

M6

M65



UNIT
424

UNIT
419

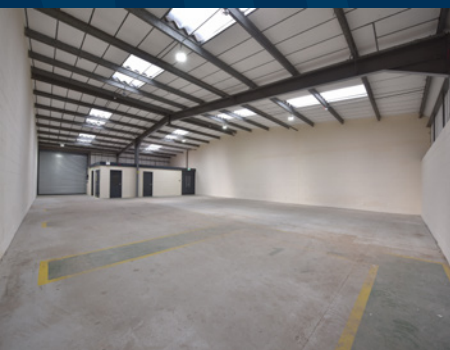
ANORD MARDIX

KAMMAC

RIBBLE CYCLES

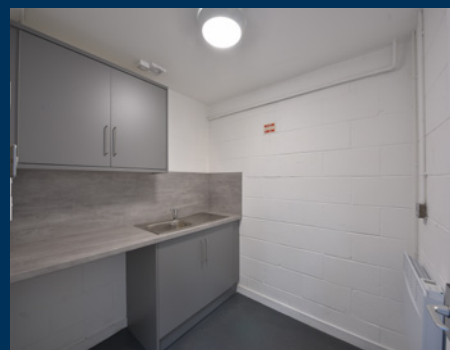
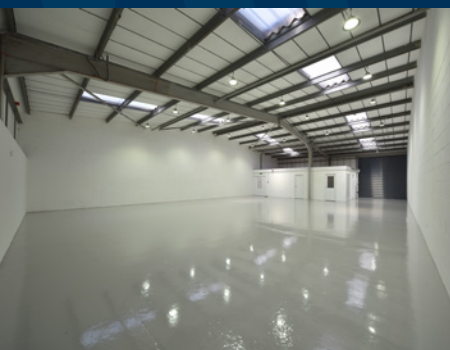
NORTH WEST
STORAGE SOLUTIONS

UNIT 419
3,262 SQ FT



UNIT 424

3,272 SQ FT



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OAKSHOTT PLACE

TERMS

The units are available to rent for a term of years to be agreed.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of Business Rates and Estate service charge.

EPC

Full EPC reports are available upon request.

VAT

Vat will be payable at the prevailing rate.

FURTHER INFORMATION

For further information or to arrange a view please contact the letting agents B8 and Robert Pinkus & Co.

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