



Junction 35 M6 Motorway

TO LET

Brand New High Specification
Trade / Warehouse Unit

19,384 sq ft (1,800 sq m)



Carnforth 356

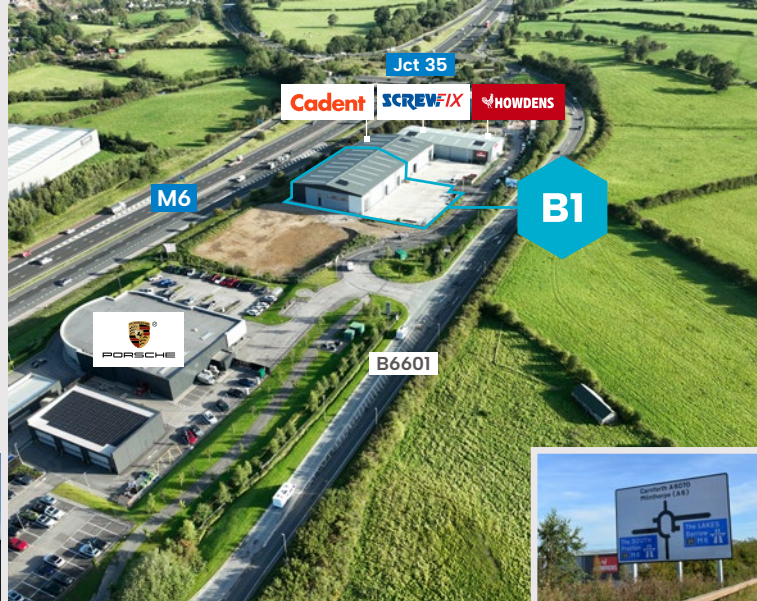
Kellet Road, Carnforth, **LA6 1FW**

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Location

Located at the intersection of junction 35 of the M6 motorway and Kellet Rd/B6601. Carnforth 356 is the ideal location for companies looking to benefit from immediate motorway access whilst still being in close proximity to Carnforth, Morecambe and Lancaster.

Located to the east of Carnforth Business Park, the development is the logical extension to the established business location, local occupiers include:



Description

Unit B1 Carnforth 356 offers a brand new high specification unit, offering the following specification.

 7m eaves height

 No.2 drive in loading doors

 BREEAM Good

 Dedicated Parking

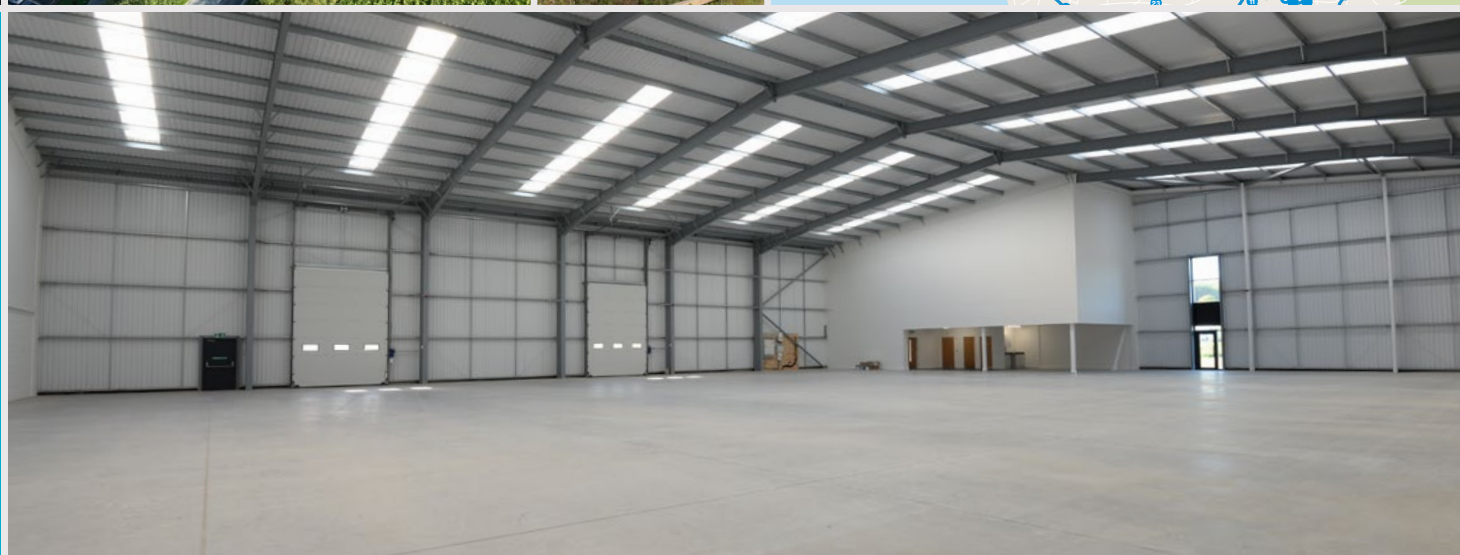
 2 EV Charging Ports

 PV Installed

 Shared yard space

 Kitchen amenities

 Excellent trade location adjacent to M6 Motorway



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following floor areas.

Unit B1	Sq ft	Sq m
Warehouse	18,091	1,680
First Floor office	1,293	120
Total	19,384	1,800





Carnforth 356

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Further Information

VAT

VAT will be payable on any transaction.

Service Charge

A service charge will be payable for upkeep of common parts.

Terms

The unit is available To Let for a term of years to be agreed.

Legal Costs

Each party to be liable for their own legal costs incurred.

Rent

Upon request.

EPC

EPC A rating.

Viewings

For further information or to arrange a viewing, please contact the letting agent JLL.

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