

INDURENT

CHARNLEY FOLD INDUSTRIAL ESTATE

PR5 6PS
///ROCKET.ANGLE.DRAG

UNIT 3 & 4: 10,737 SQ FT (997 SQ M)
Available October 2026.

UNIT 7: 5,346 SQ FT (497 SQ M)
Available now.



EPC B
rating

Strategically located
close to the M6, M61
and M65.

EPC B rated.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Charnley Fold Industrial Estate offers warehouses that will deliver benefits for your business, your people and the environment.

An ideal location for the North.

Charnley Fold Industrial Estate gives you a well-connected base close to Bamber Bridge town centre and its local amenities, helping support the day-to-day needs of your business and your team.

You benefit from strong regional connectivity, with immediate access to the M6, M61 and M65 motorway intersection to the south, providing efficient links across the North West and beyond.

The estate sits within an established business environment, with occupiers including Toolstation, Howdens and Screwfix, reflecting its strength as a trusted industrial location.



Warehousing that Works.



Smart LED lighting.



Secure enclosed yards.



3 phase power.



Car parking.



Established trade counter location.

You're well-connected.



MAJOR ROADS

M65	2 miles
M61	3 miles
M6	3 miles



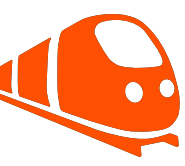
TOWNS AND CITIES

Preston	3 miles
Blackpool	24 miles
Manchester	31 miles
Liverpool	35 miles



AIRPORTS

Blackpool Airport	25 miles
Manchester Airport	42 miles
Liverpool John Lennon Airport	44 miles



RAIL

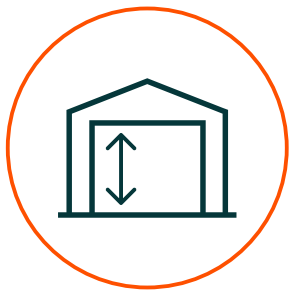
Bamber Bridge	1 mile
Lostock Hall	3 miles
Leyland	4 miles
Preston	4 miles



Warehousing that Works.

Schedule of accommodation.

UNIT 3 & 4	10,737 SQ FT (997 SQ M)
UNIT 7	5,346 SQ FT (497 SQ M)



Eaves height
of 5.2m



Secure
enclosed yards



WCs and
kitchenette



Roller shutter
door access



LED Lighting

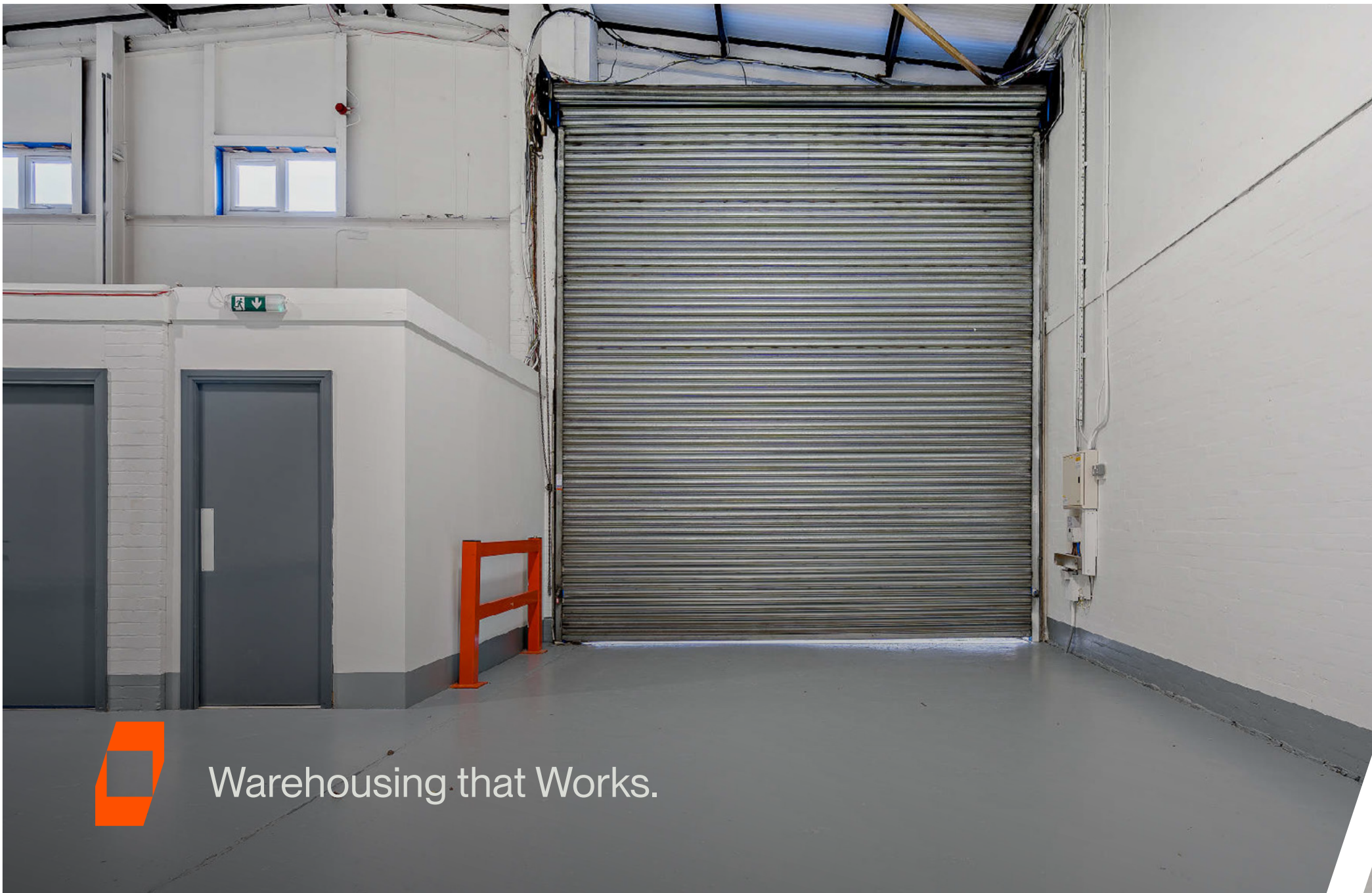


Masterplan.



Warehousing that Works.

Masterplan is indicative.



Warehousing that Works.

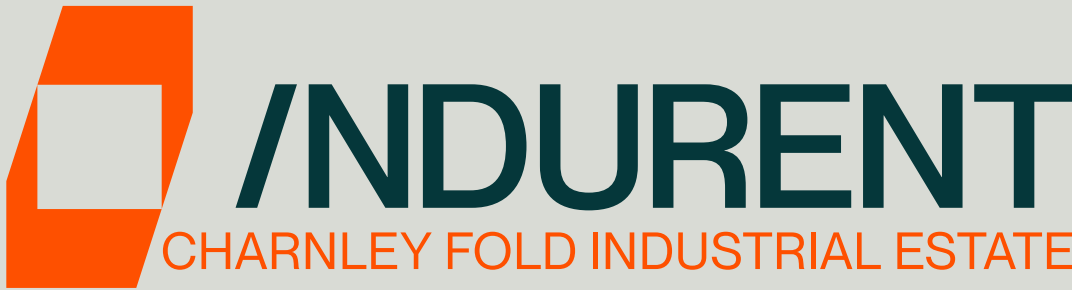


ALICE BOLTON GOUGH

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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 08322-01.



Warehousing that Works.



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