

**Substantial secure storage compound
to let on a new lease**

**Storage Compound
Bridgeside Industrial Estate
Warton Road
Carnforth
Lancashire
LA5 9EU**



Carnforth is strategically located in north Lancashire close to the boundary with Cumbria and sitting alongside the M6 motorway with excellent access at Junction 35 of the M6 motorway. The A6 Scotland road runs through the centre of Carnforth, offering good access to the north (Kendal approximately 15 miles distant) and Lancaster (approximately 5 miles to the south).



Location

Bridgeside Industrial Estate is situated to the north of Carnforth town centre, a short distance from Carnforth railway station and lying to the east of Warton Road. The subject site lies adjacent to premises occupied by Briscoe Construction and a distribution warehouse. Keer Park lies immediately to the south of Bridgeside.

Description

The property comprises a substantial, level storage site, surrounded by palisade fencing and laid predominantly to hardcore. There is an adjoining warehouse/industrial unit extending to approximately 9,900 sq ft, which is available to let separately (further details available on request).

Accommodation

Total site area Approx. 0.30 hectares (approx. 0.75 acres)

Terms

The site is available to let on flexible terms for a length of lease to be agreed, subject to regular rent reviews. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act and further details are available on request.

Rating Assessment

Not currently assessed for rates.

Rent

A commencing rental of £15,000 per annum, exclusive of any rates and service charge which may become payable.

Legal Costs

Each party to be responsible for their legal fees incurred in the preparation of the new lease.

Energy Performance Certificate

Not applicable.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is registered for VAT so VAT will be payable on rents, service charge and insurance.

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

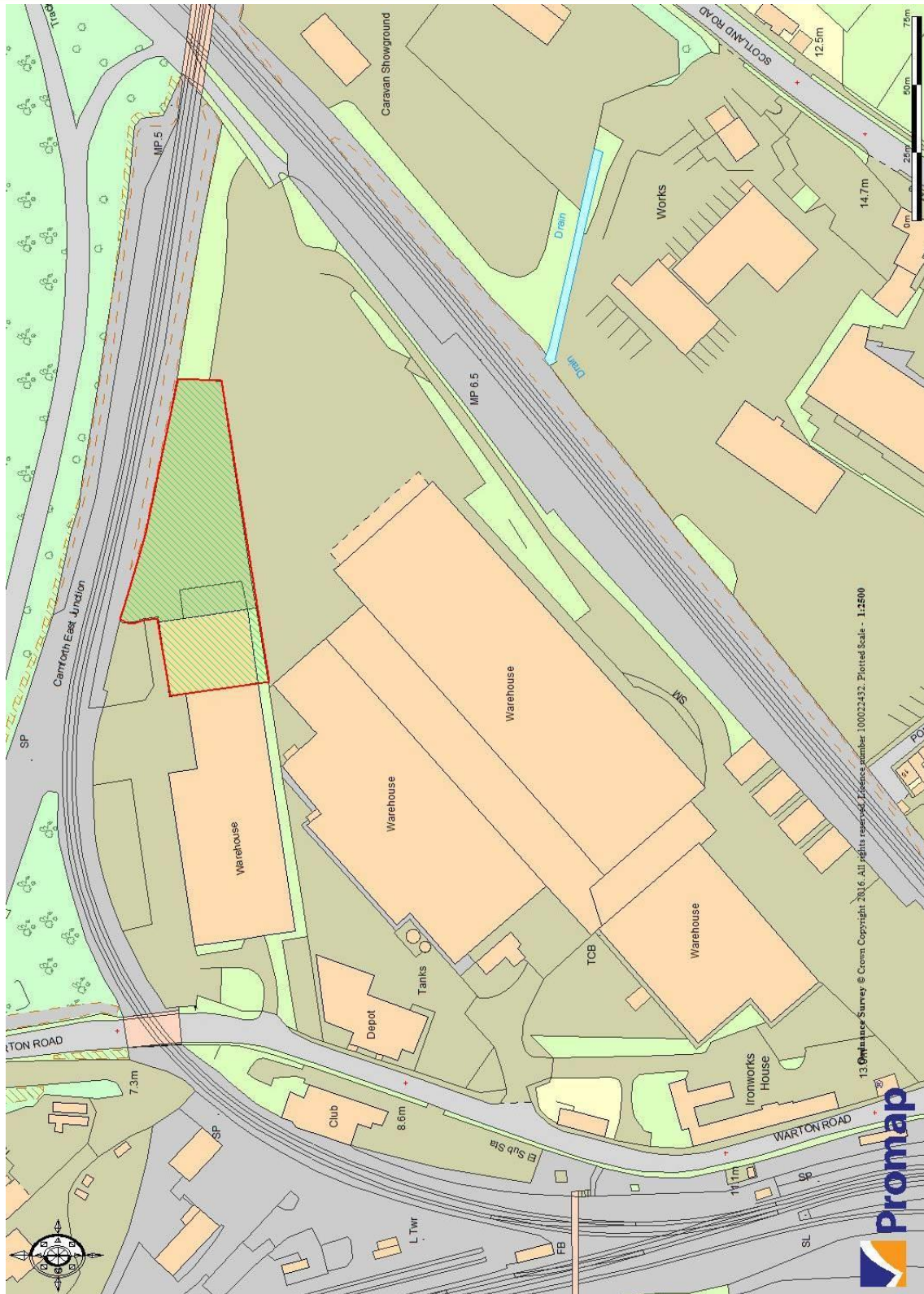
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Plan for identification purposes only

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