

INDUSTRIAL UNITS

TO LET

ASHTON HOUSE
FARM,
DOCKINSALL LANE,
OUT RAWCLIFFE,
PR3 6TE

LOCATION

The properties are located on Dockinsall Lane in the village of Out Rawcliffe, which is situated approximately 1.5 miles North of Great Ecclestone and 6 miles West of Garstang. Junction 3 of the M55 lies approximately 6 miles to the South.

DESCRIPTION

The warehouse units are the subject of a redevelopment and refurbishment but will provide the following features:

- Three phase electric
- LED lighting
- Roller goods access
- WC facilities
- Solid concrete floor
- Ample parking/loading provisions

FLOOR AREAS

Unit:	SQM	SQFT	RENT (£ per annum exclusive)
A	242.06	2,605	£13,000
B	161.84	1,741	£9,000
A + B	403.90	4,346	£20,000
C1	81.6	878	£4,500
C2	81.6	878	£4,500
C3	81.6	878	£4,500
C4	81.6	878	£4,500
C5	81.6	878	£4,500

Adjoining Units within 'C Block' can be combined to provide a larger unit.

TERMS

The properties are available by way of a new full repairing and insuring lease with terms to be agreed.

RENTAL

From £5 per sq ft per annum exclusive. Please see table above.

RATES

To be assess following redevelopment.

This property may qualify for business rates relief, please contact Wyre Borough Council or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

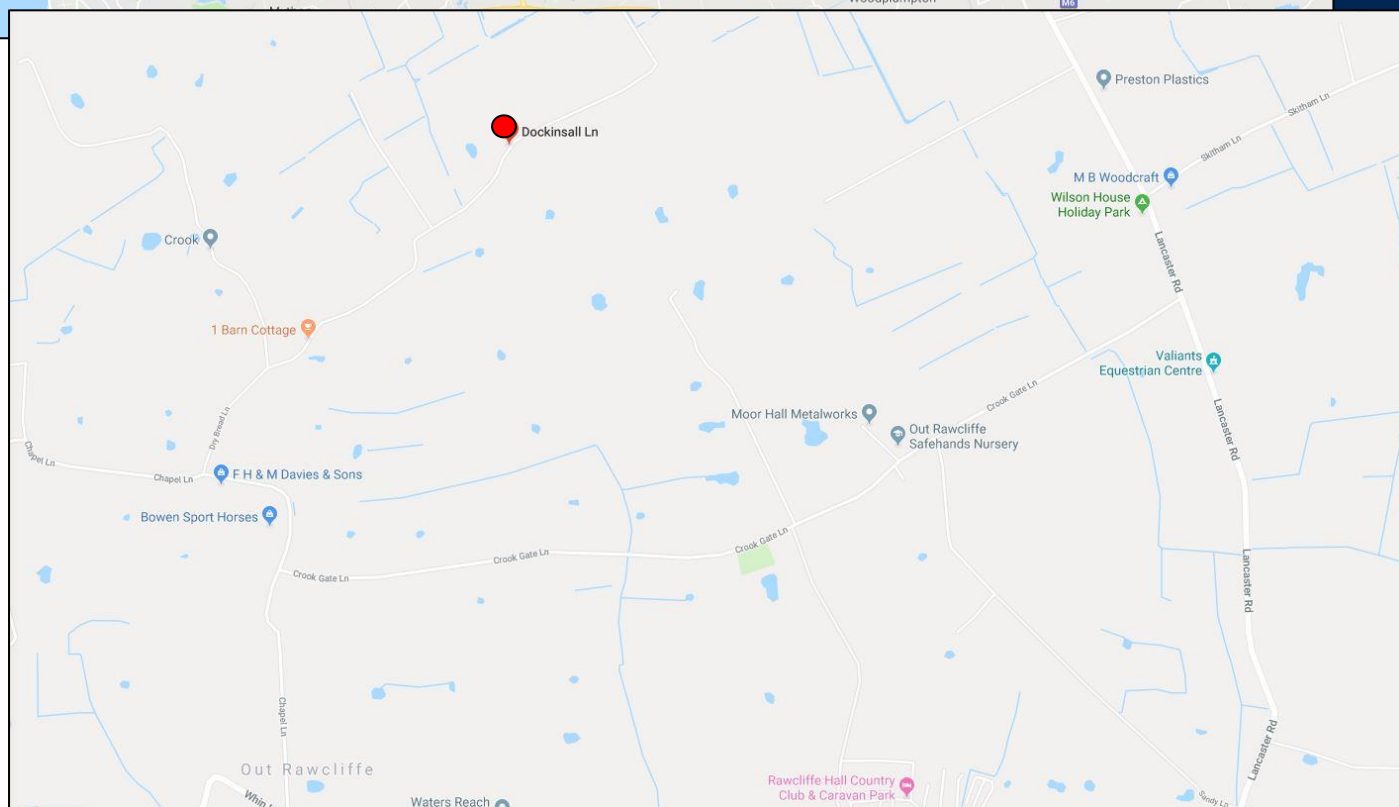
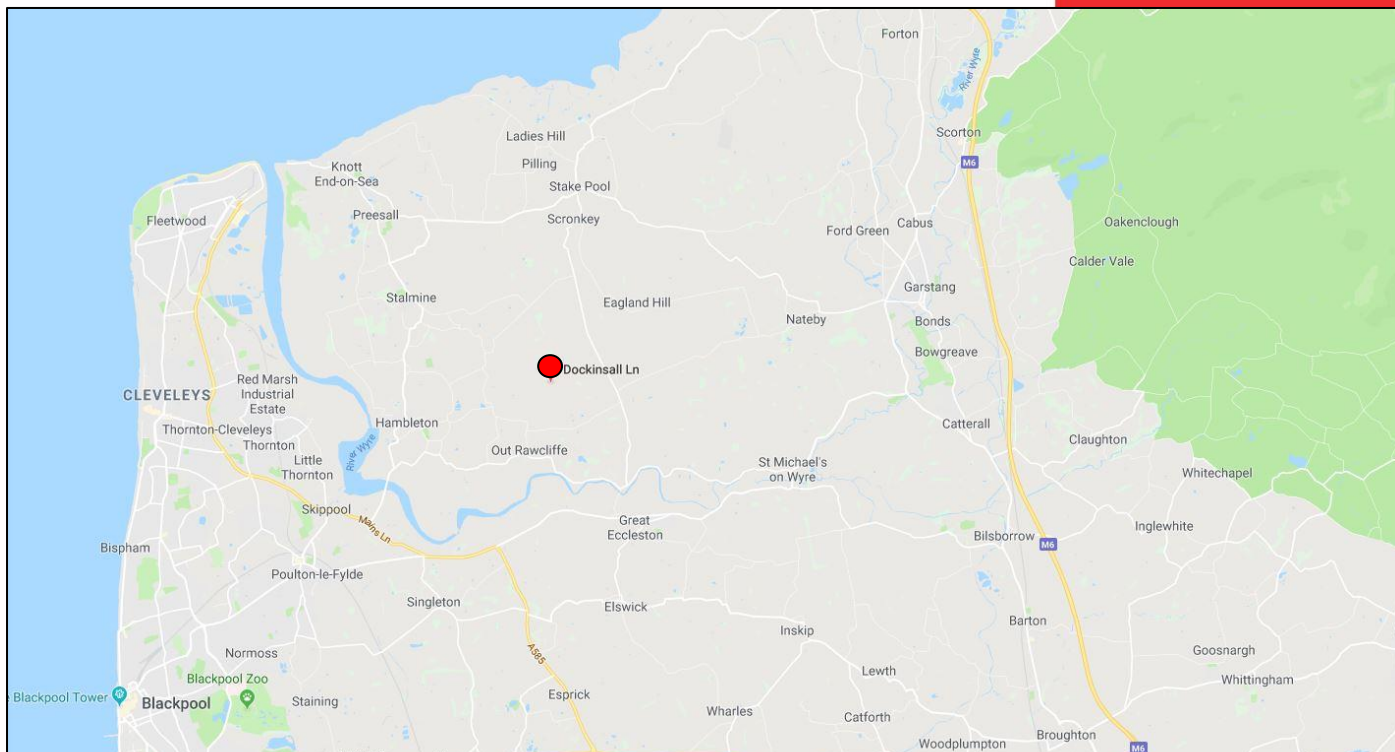
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AN EPC HAS BEEN COMMISSIONED AND
WILL BE MADE AVAILABLE UPON REQUEST

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commercial premises
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