



# Oakshott Place

J29 M6 / J9 M61 / J2 M65

Walton Summit Employment Centre, Bamber Bridge, Preston, Lancashire PR5 8AT



## TO LET

Modern Factory/Warehouse Units

**3,287 to 10,659 sq ft**  
**(305.37 to 990.25 sq m)**



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## 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:

- Steel portal frame construction
- Concrete floor
- Brick / profile cladding external elevations
- Eaves heights from 4m upwards
- Loading via 4m x 4m steel folding metal doors
- Office accommodation and W/Cs available in each unit
- Lighting and heating available
- Yard area to the front of the units

## Terms

The units are available by way of a new full repairing and insuring lease, on terms to be agreed.

## Services

All mains services are connected to the Units including gas, single / three phase electricity, water and mains drainage.





## Accommodation

The estate comprises the following accommodation. Please see the insert for availability.

Unit 415	4,988 Sq Ft	463.38 Sq M
Unit 416	4,988 Sq Ft	463.38 Sq M
Unit 417	UNDER OFFER	
Unit 418 - TO LET	6,669 Sq Ft	619.55 Sq M
Unit 419	3,287 Sq Ft	305.36 Sq M
Unit 420	3,288 Sq Ft	305.45 Sq M
Unit 421	3,288 Sq Ft	305.45 Sq M
Unit 422	6,662 Sq Ft	618.89 Sq M
Unit 423	UNDER OFFER	
Unit 424 - TO LET	3,280 Sq Ft	304.71 Sq M
Unit 425 - TO LET	5,000 Sq Ft	464.50 Sq M
Unit 426	5,000 Sq Ft	464.50 Sq M
Unit 427	UNDER OFFER	
Unit 428	8,590 Sq Ft	798.01 Sq M

## Rating Assessment

Applicants should contact South Ribble Borough Council on 01772 625238 to establish current rateable values.

## VAT

All rents / prices quoted are exclusive of VAT, which will be charged in addition at the prevailing rate.

## Legal Costs

Each party to be responsible for their respective legal costs in connection with the transaction.





## 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, Unipart, Prestoplan, BCA, Bosal, DHL, Pickfords and the Environment Agency.



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## EPC

Available upon request.

## Viewing

Via joint agents Danny Pinkus at Robert Pinkus & Co or Steve Capper at CBRE

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