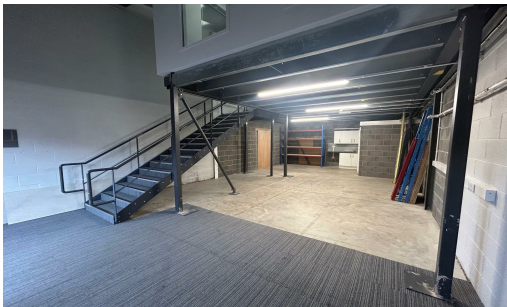


Unit 12 Momentum Business Park, Wigan Road, Bamber Bridge, PR5 6BD

TO LET



TO LET

Use - Industrial, Office

Size - 1,010 Sq ft

Rent - £13,000 p.a. + VAT

- TO LET – 1,010 SQ. FT. MODERN UNIT WITH OFFICE SPACE
- Versatile hybrid unit combining warehouse and office space
- Prime location near M65 & M6 motorways for excellent connectivity
- High-quality finish throughout
- Ideal for various business uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Unit 12 Momentum Business Park, Wigan Road, Bamber Bridge, PR5 6BD

Location

The unit is situated in the highly sought-after Momentum Business Park, neighboring major national retailers such as B&Q and Sainsbury's.

Conveniently located less than a mile from Junction 1 of the M65, the property offers excellent connectivity to Blackburn, Preston, Chorley, and beyond.

Description

This modern commercial property is constructed with a steel portal frame, offering a versatile open-plan warehouse on the ground floor and fully fitted office space on the first floor. The office area includes a high-quality kitchenette and a dedicated meeting room, providing a functional and professional working environment.

The ground floor warehouse features a spacious layout with a solid concrete floor, making it suitable for a range of business operations. Access is provided via glazed double pedestrian doors, which are further secured with external security shutters for added protection.

On the first floor, the office space benefits from a suspended ceiling with integrated LED lighting and perimeter Cat 5 trunking. There is also a private meeting room / office all finished to very good standard.

Externally, the property includes parking for three vehicles, with additional on-street and overflow parking available in the immediate vicinity.

Accommodation

We have measured the property on a gross internal area basis as follows:

	Sq. ft.	Sq. m.
Ground floor warehouse	646 sq. ft.	60 sq. m.
First Floor Offices	364 sq. ft.	33.8 sq. m.
Total	1,010 sq. ft.	93.8 sq. m.

Rental

£13,000 p.a. + VAT

Lease Terms

FRI lease for a minimum term of 3 years

Service Charge

A service charge will be levied on occupiers for maintenance of the shared area of the estate. The service charge for 25/26 is estimated at £150 per annum.

Building Insurance

The landlord will insure the building and charge back to the tenant. The insurance premium for 25/26 is estimated at £350 per annum.

Rating

The property needs reassessment by the VOA. However, we anticipate the ratable to be below £12,000 meaning no rates will be payable for qualifying occupiers. Further details available on request.

Legal Costs

Each party responsible for their own legal costs.

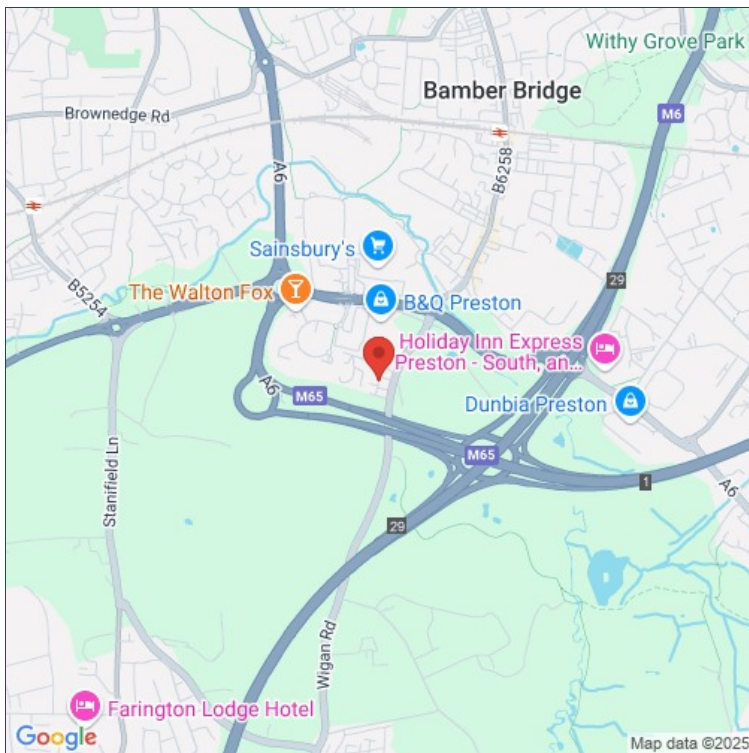
Services

The property has the benefit of all mains services (with the exception of gas). Single phase (100amp) electric supply.

Viewing

Strictly through Agents
Taylor Weaver
(James Taylor)
01254 699030

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