



## **FOR SALE LAND & BUILDING ON KENLIS ROAD, GARSTANG, PRESTON, PR3 1GD**

8,500 ft<sup>2</sup> / 790 m<sup>2</sup> Purpose built in 2010, modern warehouse/industrial unit with offices set within a fully fenced 1 acre site.

- Forming part of the Creamery Industrial Estate fronting the M6 Motorway within 2 miles of the main A6
- Secure site with palisade fencing to all boundaries and fully stone surfaced
- Neighbouring occupiers include Ostomed, West Lancs Caravans and Walki Limited

## **Location**

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Situated within 2 miles of the main Preston to Garstang A6, the Creamery Industrial Estate has an extensive frontage to the M6 Motorway.

## **Description**

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A modern purpose built unit incorporating a reinforced concrete floor, blockwork and insulated cladding to walls under a pitched insulated roof.

The property incorporates high quality two-storey offices providing reception, general office, staff canteen, boardroom, private offices, WCs, shower room and storage facilities. Fitted to a high standard with air conditioning.

The warehouse/industrial space is accessed via three electrically operated loading doors each 18 ft wide. Eaves height to building 18 ft. Additional steel framed mezzanine.

## **Accommodation**

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Gross Internal Floor Areas as under:-

Warehouse/Industrial:	4,375 sq ft
Two-storey offices:	2,665 sq ft
Mezzanine:	1,460 sq ft

**Total: 8,500 sq ft**

Internal photographs on our website illustrate the quality of the accommodation throughout.

## **EPC**

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An EPC will be made available via the agent's office.

## **Assessment**

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The property is entered on the rating list at a rateable value of £46,250.

Rates payable 2022/2023: 49.9p in the £

## **Estate Charge**

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An Estates Charge is payable of approximately £2,000 per annum towards the maintenance and upkeep of the Creamery Industrial Estate.

## **Services**

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Mains electricity and water are connected and drainage is to the main sewer. The property has the benefit of a 3-phase power supply. Air conditioning is installed to the offices.

## **Covenant**

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The land and property is to be sold subject to a restrictive covenant prohibiting the sale, storage, repair and maintenance of static homes, touring caravans, motor homes and lodges.

## **Tenure**

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The site is understood to be Freehold.

## **Price**

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Offers around £800,000 plus VAT are invited for the Freehold interest.

## **Money Laundering**

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In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

## **Costs**

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Each party is to be responsible for their own legal costs involved in the transaction.

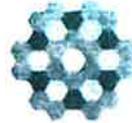
## **Viewing**

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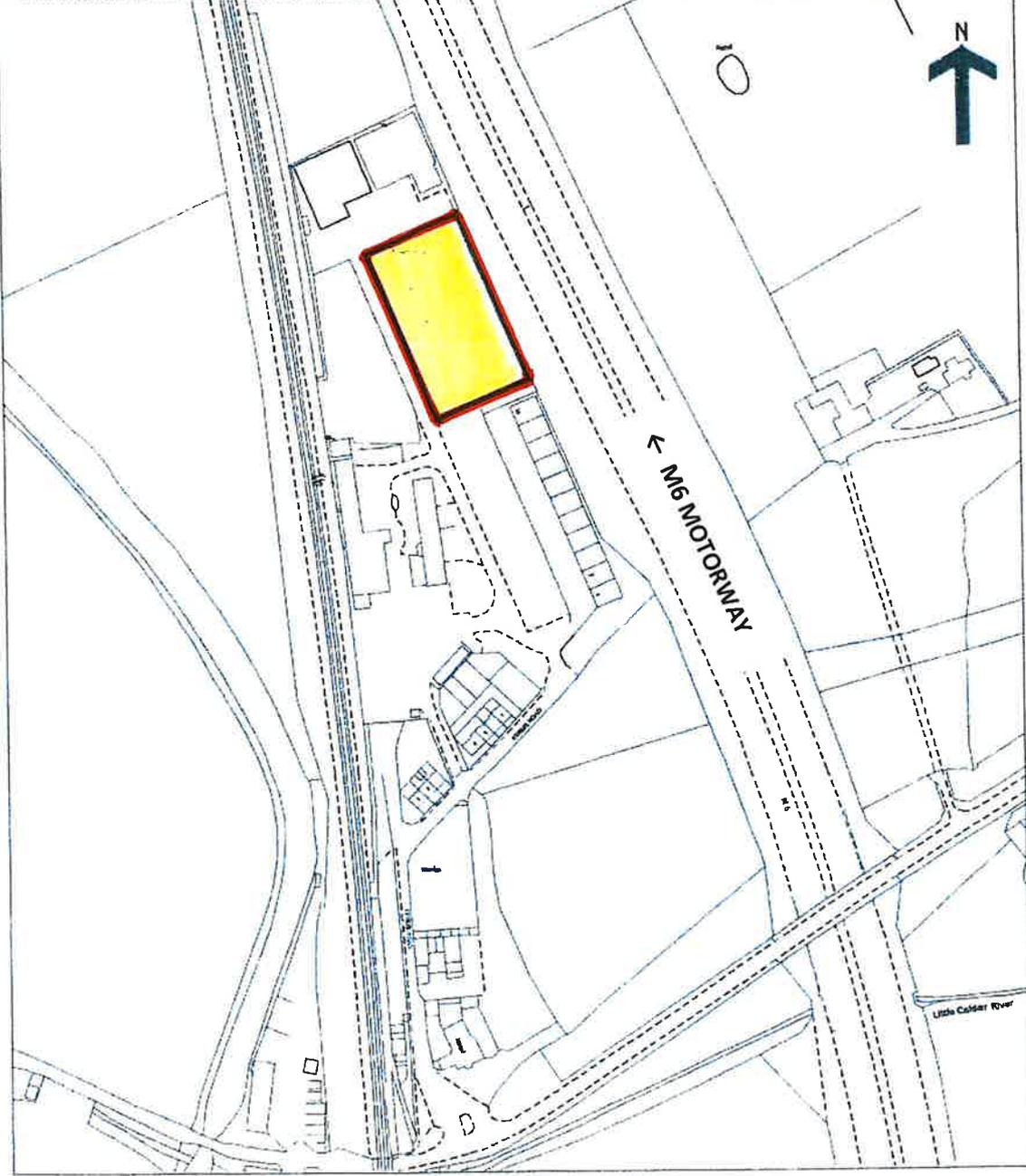
Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)

HM Land Registry  
Current title plan

Title number **LA860234**  
Ordnance Survey map reference **SD5144SW**  
Scale **1:2500**  
Administrative area **Lancashire : Wyre**



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# GARSTANG



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**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:75000. Paper Size - A4