



**TO LET UNITS 28 AND 29 MOMENTUM BUSINESS CENTRE
SOUTH RINGS BAMBER BRIDGE PRESTON PR5 6BD**

650 ft² / 60 m² Modern business units each with two car parking spaces

- Brand new purpose built high quality business units
- Could combine and add mezzanine storage if required
- Superb location adjacent to the M6/M61/M65 interchange with neighbouring occupiers including B&Q, Sainsbury's, Aldi and Premier Inn

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

The Momentum Business Centre is situated within one mile of junction 29 of the M6 motorway at Bamber Bridge at the heart of the M6/M61/M65 interchange.

Description

Purpose built steel portal frame units with block work walls, mono-pitched roof, solid concrete floor, up and over goods shutter and minimum height of 4.2 m.

Offered in shell form with basic WC and brew up facilities. The units could be combined and additional mezzanine storage provided if required.

Accommodation

Each unit extends to approximately 650 ft² on a gross internal basis.

Services

DDI compliant incorporating a disabled WC, kitchen facility, emergency lighting and fire alarm. Single phase electricity.

Service Charge

A service charge will be levied for the landscaping and maintenance of the external common areas of the Momentum Business Centre which is anticipated to be in the region of £500 per annum plus VAT.

EPC

To be assessed upon completion of the units.

Assessment

The units have not yet been assessed for business rates, however it is expected they will qualify for business rate relief. Further information is available from South Ribble Borough Council 01772 421491.

Planning

The premises have consent for uses under classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987.

Respective tenants are advised to make their own enquiries of the planning department at South Ribble Borough Council, telephone: 01772 421491.

Lease

The units are available by way of standard FRI leases for a term of years to be agreed.

Rental

£7,000 per annum for each unit payable quarterly in advance by standing order.

Rental figures and service charge are subject to VAT at the prevailing rate.

Costs

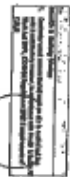
Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

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



Castlefield Architects	
Architects	
100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	
Project No.	AT19
Client	PI
Date	10/10/19
Scale	1:100
Author	...
Check	...
Approved	...



Pittman Court, Pittman Way, Fulwood,
 Preston, Lancashire, PR2 9ZG.
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Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.