

Bizspace Carnforth, Elmsfield Park, Holme, Carnforth, LA6 1RJ

TO LET



TO LET

Use - Industrial

Size - 787 Sq ft

Rent - Rent on Application

- Roller shutter and pedestrian access
- Metered electricity
- Water connection available
- Flexible use for storage, production, or light manufacturing



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Elmsfield Park, Carnforth, Lancashire, offers a wide range of light industrial units and office spaces to rent, suitable for use as workshops, warehouses, or general storage. The estate also provides secure container storage options

It is close to Lancaster and Carnforth and has direct access to the B6384, connecting to Junction 36 of the M6

Description

The site spans approximately 172,151 sq ft and is predominantly made up of industrial units in various sizes, complemented by a selection of office spaces.

Unit 54 offers a bright, practical, and highly accessible workspace ideal for a variety of business uses, including workshop, storage, or light industrial operations.

This well-maintained unit features both pedestrian access and a roller shutter door with the interior benefitting from good natural light

Key features include

- ~24 Hour access
- ~Green Space
- ~On-site manager
- ~On-site parking
- ~Security/ CCTV
- ~Water connection available
- ~Flexible use for storage, production, or light manufacturing

Accommodation

Unit	Size	Rental
Unit 54	787 sq.ft	On Application

There is also the option to rent container storage units on the development. Details on request.

Rental

Rent on Application

Lease Terms

The unit is available by way of flexible easy in, easy out tenancy agreements for a minimum period of 12 months.

Service Charge

To be confirmed

Rating

We are unable to locate the business rates however we would anticipate that the unit will benefit from small business rates relief. Further details on request.

Legal Costs

Each Party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all main services, with the exception of gas, are connected to the property.

EPC

Available on request

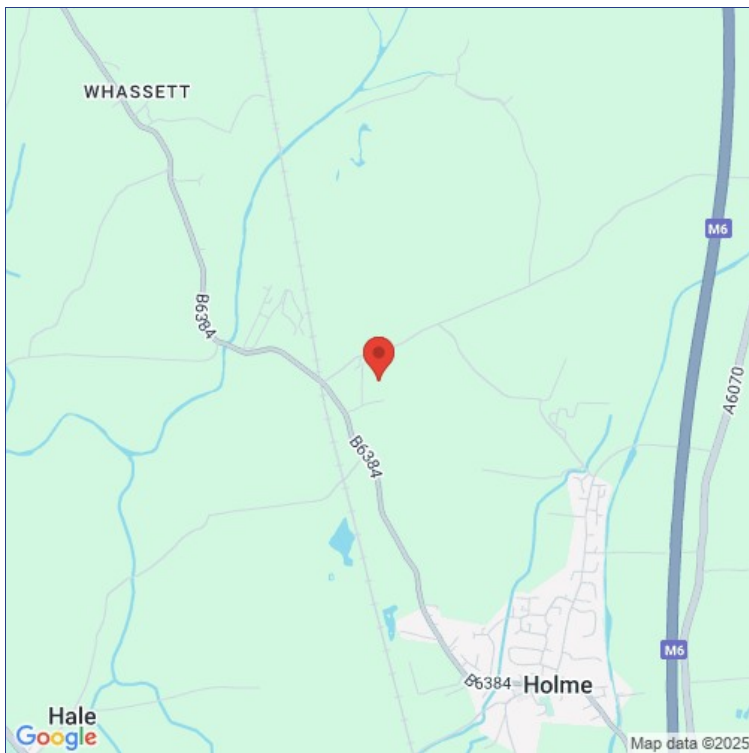
Viewing

Strictly through agents Taylor Weaver

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