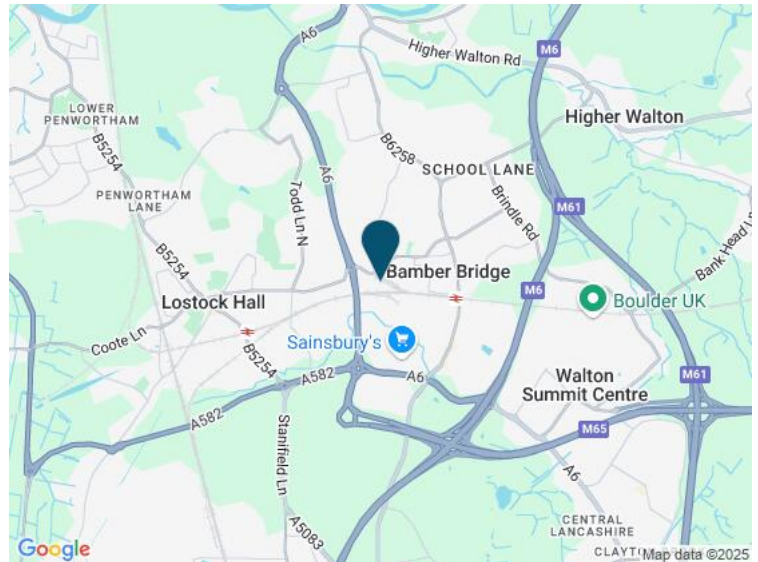
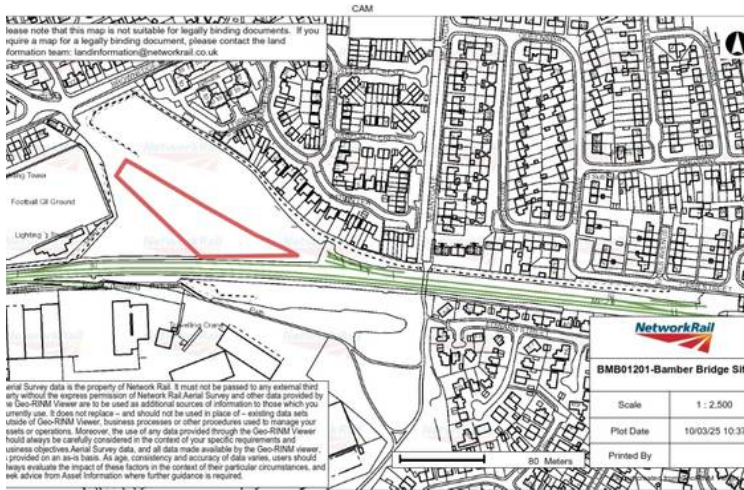


# Brownedge Road - PR5 6UP

## Reference number: BMB01201



- Size: 5,500 sq ft (510.97) sq m
- Location: Bamber Bridge
- Rent: price on application
- Type: Land, Storage
- Available From: Immediately
- Local Authority: South Ribble Borough Council
- Deposit: Upon application

### Property Description:

Circa 5 acres of unsurfaced land with the option to extend to adjacent portion of site which is overgrown at tenants expense.

### **Key Details:**

- Rail connected
- Unsurfaced
- Great road access
- Great transport links
- Near several towns and cities

### **Location Description:**

The site is located off Browndge Road which is in close proximity to excellent road transport links being motorways M61, M65 and M6. Rail wise, the rail link isn't located far from the West Coast Main Line. Plus, the site is located near Bamber Bridge town centre as well as Preston, Blackburn, Blackpool and Burnley which are within close reach.

### **Property Insurance:**

Tenant responsible

### **Costs:**

Tenant to contribute £1000 plus vat to documentation and administration together with their own and Network Rails reasonable legal expenses associated with this transaction.

### **Contact:**

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07732 638758

### **Disclaimer:**

Network Rail give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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