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**TO
LET**



WAREHOUSE WITH SECURE YARD

0.37 hectares (0.91 acres)

475.7 m² (5,120 ft²)

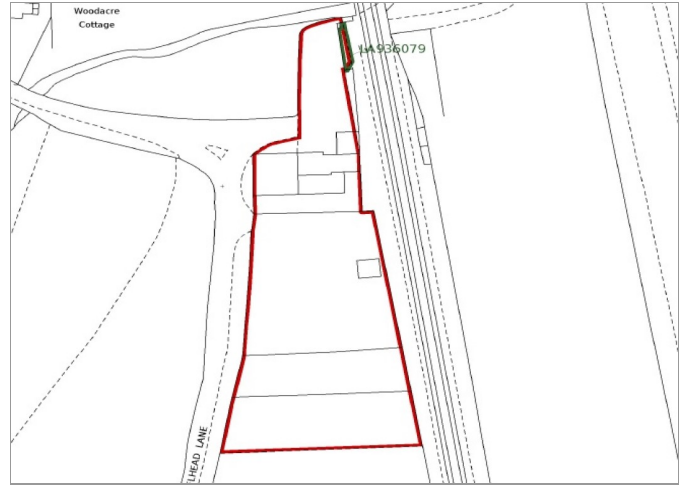
**Woodacre Out Barn
Hazelhead Lane
Barnacre with Bonds
Garstang
Nr Preston
PR3 1BN**

- Good transport links to the A6 & M6 motorway respectively
- Clear span warehouse with office amenity
- Sizeable secure yard
- Semi rural setting

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Location

The property is situated off Hazelhead Lane, close to its junction with Gubberford Lane, which leads to the A6 Preston Lancaster Road. The property is well located with excellent access links, including the A6, and is within a 15-minute drive of Junction 33 of the M6 motorway, offering routes north to Scotland and south to Preston and the wider motorway network.

The property lies east of Cabus, south of the village of Scorton, and north of the market town of Garstang in a semi-rural location adjacent to the M6 motorway. Immediate neighbouring occupiers include a mix of residential and commercial uses.

Description

The property comprises a warehouse of steel portal frame construction with stone infill walls beneath a profile sheet roof. Internally the unit benefits from a concrete floor and is equipped with LED lighting. Access to the yard from the warehouse is via a timber sliding door.

The office element is of similar construction, with traditional stone walls beneath a profile sheet roof. The office space offers a combination of open-plan areas, individual offices, WC facilities, and a kitchenette. Heating is provided by gas central heating.

An additional outbuilding, accessed separately, has previously been used for storage.

The premises benefit from a secure concrete/hardcore yard area, which includes an external freestanding canopy. There is also a lean-to for additional covered storage attached to the main warehouse. Further external storage space is provided together with a fully operational weighbridge.

Services

The premises have mains connections to 3 phase electricity, gas, water and drainage.

Accommodation

We have estimated the property extends to the following Gross Internal Areas (GIA):

	m ²	ft ²
Warehouse	357.58	3,849
Office/kitchen/WCs	62.86	677
Outbuilding	55.21	594
Total	475.65	5,120
Lean-to to warehouse	15.82	170
Canopy	40.25	433

The total site area extends to 0.37 hectares (0.91 acres)

Rating Assessment

We understand the premises have a Rateable Value of £13,000.

Interested parties should make their own enquiries of the Rating Authority, Wyre Council (www.wyre.gov.uk).

Planning

We believe the premises have an established use within Class E & B2/B8 of the Town and Country Planning (Use Classes) Order 1987 (As Amended).

Interested parties should make their own enquiries of the planning authority, Wyre Council (www.wyre.gov.uk).

Terms

The property is available on a new Full Repairing and Insuring lease for a number of years to be agreed.

Asking Rent

Offers in the region of £35,000 per annum.

Energy Performance Certificate

Woodacre Out Barn Hazelhead Lane Garstang FY6 1BN	Energy rating D	Valid until 26 November 2034
Property type Storage or Distribution		Certificate number 3839.2187.4379-8726-4638
Total floor area 494 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is D.		The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

All photographs and plans provided within these particulars are for information purposes only and should not be relied upon.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

VAT

All rentals quoted are exclusive of, but may be liable to, VAT at the standard rate.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

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