

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

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

## 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

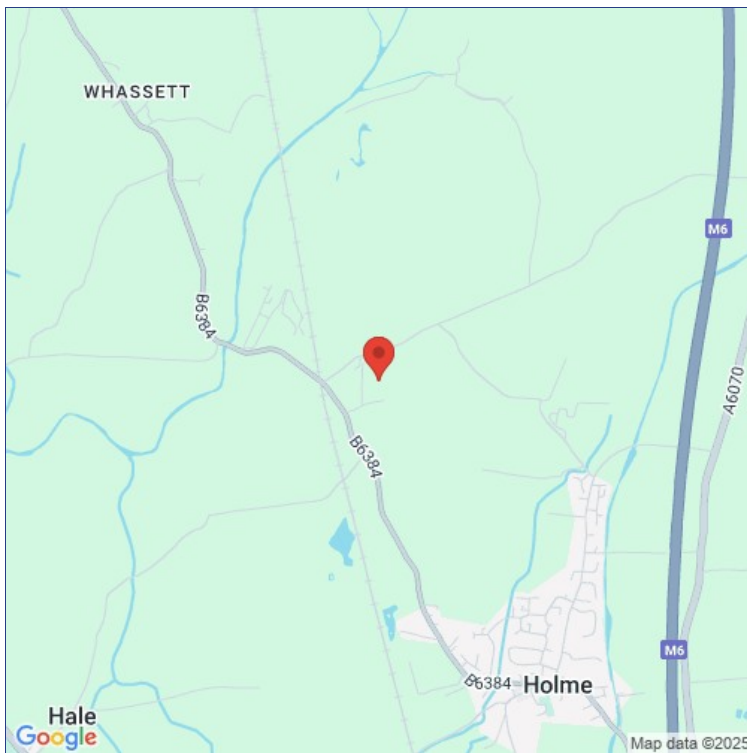
## Viewing

Strictly through agents Taylor Weaver

Rebecca Weaver

01254 699030

rebecca@taylorweaver.co.uk

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

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.