

Units 3-4 Momentum at Cuerden, Dollywagon Way, Bamber Bridge, PR5 6DA

TO LET



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Use - Industrial, Office

Size - 2,604 Sq ft

Rent - £32,500 per annum

- High Quality Light Industrial/Office Accommodation
- Superb location with easy access to the national motorway network
- Specification includes LED lighting, air conditioning, high-end facilities
- Close to B&Q, Sainsburys and Premier Inn



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The property is situated on the popular Momentum @ Cuerden at South Rings Business Park, close to the large B&Q retail warehouse and Sainsburys supermarket in Bamber Bridge, adjacent to Junction 1 of the M65 motorway.

In addition, Junction 29 of the M6 is a short drive from the property.

Description

Momentum at Cuerden comprises a series of high quality, modern office and light industrial workshop accommodation developed by Roundhouse Developments approximately 5 years ago.

Units 3-4 provide high quality light industrial/office accommodation on two levels benefitting from the following:

- ~ Excellent natural light
- ~ Air conditioning
- ~ High-end Hammonds kitchen
- ~ Good quality amenity facilities
- ~ Private office/meeting room
- ~ Mezzanine floor
- ~ Carpet floors
- ~ LED lighting
- ~ Parking to the front

In the event that the property is to be used for light workshop/industrial purposes the Landlord will consider installing a roller shutter door, subject to lease terms and covenant status of the occupier.

Accommodation

We have calculated the area of the premises to be as follows :

Ground Floor	1,724 sq.ft
First Floor	880 sq.ft
Total	2,604 sq.ft

Rental

£32,500 per annum

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms

Building Insurance

Landlord to insure the building and charge the premium to the tenant. Further details on request.

Deposit

A rent deposit will be required to the ingoing tenant. Full details on request.

Rating

The property has a rateable value of £16,500 and therefore rates payable would be in the region of £8,250 per annum

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs, including any VAT

VAT

VAT is applicable at the prevailing rate

Services

With the exception of gas, it is understood that all mains services are available to the property.

EPC

An EPC is available on request

Service charge

A service charge is levied on occupiers of the development to cover costs of landscaping, gritting, external lighting, etc. It is understood that the service charge is approximately £1200 per annum.

Viewing

Strictly through agents

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