

# INDUSTRIAL UNIT TO LET

Units 1 & 2, Bridge Mill, Cowan Bridge, Carnforth, LA6 2HS





## PROPERTY DETAILS

- Two adjoining industrial units measuring a total of 33,839 sqft
- Newly installed full size electric roller shutter to access Unit 1, and two full size roller shutters to access Unit 2, and two full size roller shutter to access Unit 2, one to the front and one to the rear
- Three-phase electricity
- 4.5m eaves
- Unit 1 is currently set up for storage on the ground floor and office use on the first floor
- Unit 2 is currently set up for storage on both levels
- The units have recently undergone extensive internal refurbishment
- Landlord would allow the partial or full removal of the first floor
- Extensive car parking
- Suitable for a wide variety of uses
- Excellent access to the M6 motorway
- Rent: £45,000 per annum

## PROPERTY DETAILS

The units are located on the A65 Trunk Road just outside the village of Cowan Bridge only 7 miles from the M6 motorway. The location is close to the towns of Skipton, Lancaster, Carnforth, Ingleton and Kendal.

The units are accessed via three full size roller shutters. The loading bays gives access to both the ground and first floor. There is generous parking in the adjacent car park and access for HGVs.

The unit consists of storage area on the ground floor, with the first floor currently kitted out for office use. There are several WCs between the units Total size is 33,839 sqft. Both units have recently undergone extensive renovation works.

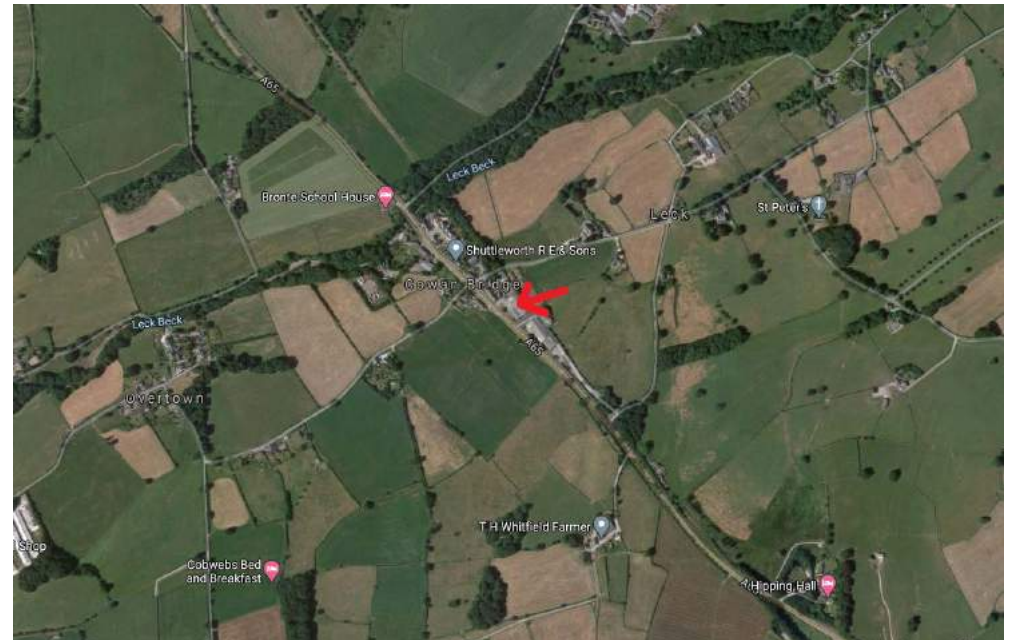
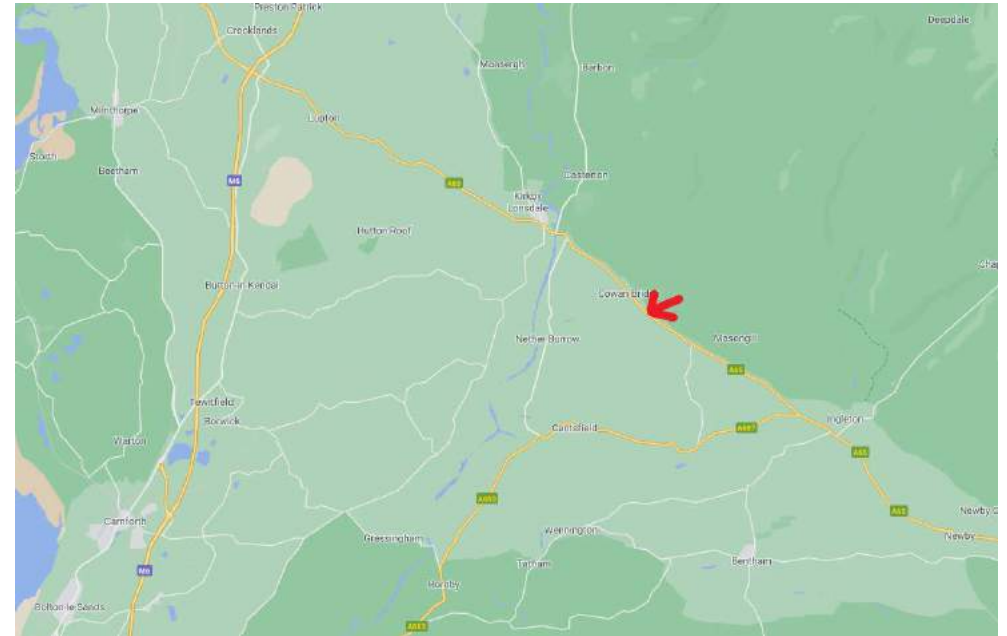
Unit 1 consists of 6,151 sqft of ground floor warehousing space, and 6,115 sqft of first floor space that is currently set up for office use. This can be changed to warehousing or any other use subject to planning. The office space currently benefits from built in air conditioning and recessed lighting.

Unit 2 consists of 11,622 sqft of ground floor storage area and an additional 9,951 sqft of mezzanine area also currently set up for warehousing use.

The units would suit a variety of uses, including manufacturing, storage and distribution and warehousing.

The units are immediately available by way of a new to be agreed FRI lease.

Viewings highly recommended









## FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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