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**TO
LET**



INDICATIVE SITE PLAN FOR
IDENTIFICATION PURPOSES ONLY

INDUSTRIAL PREMISES

780 m² (8,396 ft²)

Unit 72
Roman Way Industrial
Estate
Longridge Road
Preston
PR2 5AP

- Very well located within established industrial estate
- Approximately 1 mile from Junction 31(a) of M6 Motorway
- Predominantly clear span space with ancillary office
- Scope to increase yard size (s.t.p.)

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Location

The unit is situated within the popular and established Roman Way Industrial Estate accessed from Longridge Road (B6243).

The estate is located approximately 3 miles north east of Preston City Centre and provides excellent access to the M6 Motorway via junction 31(a) being less than 1 mile to the east.

Description

The premises comprise a modern industrial unit of steel portal frame construction with brick and block elevations to approximately 2.0 metres in height, surmounted by profile insulated metal cladding all beneath a profile insulated metal clad roof incorporating translucent roof panels.

Internally, the property has undergone refurbishment and provides open plan accommodation with an eaves height of approximately 4.96m, rising to 6.03m at the apex. It includes internally a mix of cellular and open plan offices, kitchen/breakout facilities and WC accommodation. The offices benefit from carpet floor finishes, suspended ceilings and LED lighting.

Externally, the property benefits from a secure concrete yard enclosed by timber fencing and accessed via a timber gate. There are 12 tarmacadam car parking spaces and there may be scope to increase the yard area (s.t.p.).

Accommodation

We have estimated that the gross internal floor area extends to approximately 780 sq m (8,396 sq ft).

Services

We understand that the unit benefits from 3-phase electricity, gas, water and drainage.

Rating Assessment

The unit has a Rateable Value of £43,500.

Interested parties are advised to make their own separate enquiries via the Valuation Office (www.voa.gov.uk) or Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises are suitable for uses generally falling within Classes E, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

Terms

The unit is to be offered by way of new FRI lease for a number of years to be agreed.

Asking Rental

£70,000 per annum, exclusive.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Energy Performance Certificate

8 Roman Way PRESTON PR2 6BB	Energy rating D	Valid until 14 February 2033
		Certificate number 7875 8374 1240 3391 4341

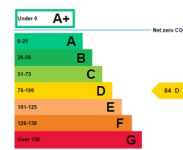
Property type	Offices and Workshop/Businesses
Total floor area	267 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

The ingoing tenant will be responsible for the Council's surveyors' and legal fees, fixed at £1,900 plus VAT.

VAT

All rentals quoted will be subject to VAT at the standard rate.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk