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**TO
LET**



INDUSTRIAL UNIT WITH SECURE YARD

785 m² (8,449 ft²)

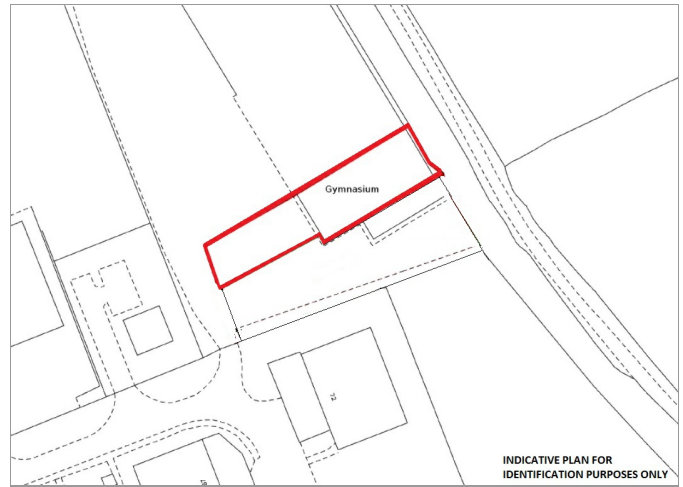
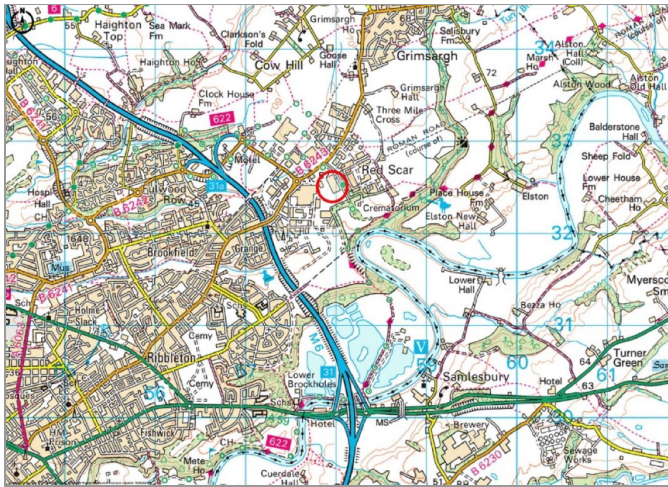
72a Roman Way Industrial
Estate
Longridge Road
Preston
PR2 5BE

- Very well located within established industrial estate
- Approximately 1 mile from junction 31(a) of M6 motorway
- Approximate eaves height of 5.25 metres
- Self contained secure yard area extending to circa 615 sq m

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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 mid-terraced industrial unit of steel portal frame construction, featuring mixed brick and profiled clad elevations beneath a profiled clad roof with translucent roof lights. The unit benefits from LED lighting throughout.

Internally, the space is clear-span, with office and WC facilities provided.

The property has an approximate eaves height of 5.25 metres, rising to 7 metres at the apex. Access is via two personnel doors and a commercial roller shutter door.

Externally, the unit includes a secure, floodlit palisade yard and car park, extending to approximately 615 sq m.

Accommodation

We have estimated the unit extends to the following Gross Internal Area:

	m ²	ft ²
Warehouse	757	8,148
Mezzanine	28	301
Total	785	8,449

Services

We understand that the premises benefit from mains services including 3-phase electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £32,500.

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.

Tenure

The premises are currently occupied on Full Repairing and Insuring (FRI) terms, with the lease expiring on 5th May 2028. There is a Tenant only break option on 5th May 2026 which we have been informed will be exercised, although vacant possession is available sooner. As a result, the property is available by way of a surrender and renewal for a term of years to be agreed.

Asking Rental

£60,000 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

Unit 72b Roman Way, Longridge Road Preston PR2 2BB	Energy rating B	Valid until 15 June 2022 Certificate number 8476 1853 8375 3821 8987
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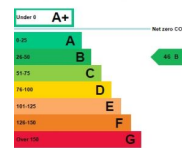
Property type General Assembly and Leisure, Night Clubs, and Theatres	Total floor area 1,373 square metres
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Rules on letting this property

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

Energy rating and score

This property's energy rating is B.



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

Each party to be responsible for their own costs incurred in the transaction.

VAT

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk