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**TO
LET**



WAREHOUSE/INDUSTRIAL PREMISES WITH LARGE SECURE YARD

1.295 hectares (3.2 acres)

5,204 m² (56,017 ft²)

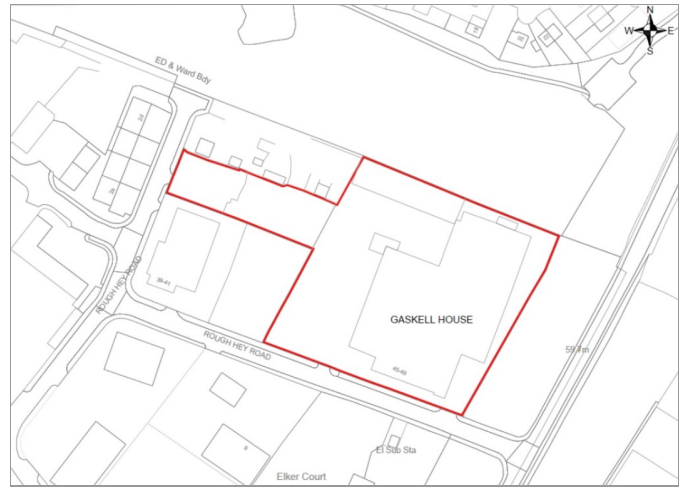
Gaskell House
45-49 Rough Hey Road
Rough Hey Road Industrial Estate
Preston
PR2 5AR

- Very well located within established industrial estate
- Approximately 1 mile from junction 31(a) of M6 motorway
- Predominantly concrete surfaced secure yard area
- To be refurbished to suit occupiers requirements S.T.S.

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Location

The property is prominently situated on the corner of Rough Hey Road and Longridge Road (B6243) with approximately 100 m frontage. The M6 motorway lies approximately 1 mile to the west at junction 31a and thus provides easy access to the M55, M61 and M65 motorways all being within a short distance.

Immediate occupiers include EH Booths headquarter office and distribution centre and James Hall (Spar) headquarter office and distribution centre.

Please refer to the attached location plan.

Description

The property comprises a predominantly single storey, part 2 storey industrial/office facility being of concrete frame construction with full height brick walls beneath steel truss metal clad roof including roof lights. The offices have recently undergone an extensive refurbishment programme being finished to a high standard.

The main warehouse offers predominantly clear span accommodation with a height of 5.6 m to the underside of the roof truss rising to circa 9 m at the apex.

A loading canopy is located at the rear together with adjoining steel frame building requiring cladding. Furthermore there is a 4 bay open fronted store.

The offices have recently been refurbished including suspended ceilings, LED lighting, raised data flooring, air-conditioning and full height glazed paneling in part.

Externally the predominantly concrete surfaced site is secured with palisade fencing with the wider site extending to circa 1.295 hectares (3.2 acres). Separate parking is also located at the front of the offices.

Services

Mains electricity, gas, water and drainage are available to the premises. The property benefits from its own substation and we believe a potential 800 KVA / 2,000 amp capacity. Interested parties are advised to satisfy themselves in this regard.

Accommodation

We have estimated the Gross Internal Area as follows:

	M ²	Ft ²
Ground Floor Offices	264	2,837
First Floor Offices	361	3,890
Main Warehouse	2,303	24,790
Side Unit	1,243	13,380
Rear Canopy	282	3,036
Open Storage Bays	751	8,084
Total	5,204	56,017

A gross site area extends to approximately 1.295 hectares (3.2 acres).

Rating Assessment

The premises have a Rateable Value of £146,000.

Interested parties are advised to make their own enquiries with Preston City Council. (www.preston.gov.uk/businessrates).

Planning

The premises have been previously used as a waste transfer facility predominantly handling paper, card, plastics, glass, tins and aluminium although we understand the premises would suit uses subject to planning generally within Class B2 & B8 of the Town & Country (Use Classes) Order (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 available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Energy Performance Certificate

Energy performance certificate (EPC)	
40-48 Rough Hey Road (Preston) PR2 5AN	Energy rating D Valid until 22 June 2031 Certificate number 5617-8886-6178-1621-6711
Property type	B1 Offices and Workshop businesses
Total floor area	615 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A+ to E.	
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.	
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.	
Energy efficiency rating for this property	
This property's current energy rating is D.	
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	
If typical of the existing stock	

Rental

Upon application, subject to deal structure and specification.

Proposed Refurbishment

The Landlord either proposes to undertake works to refurbish the balance of the property or offer in going Tenants incentives of an equivalent amount subject to terms and specification.

VAT

We understand that the rent will be subject to VAT at the standard rate.

Legal fees

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk



