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## MODERN STORAGE UNIT

747.8 m<sup>2</sup> ( 8,049 ft<sup>2</sup> )

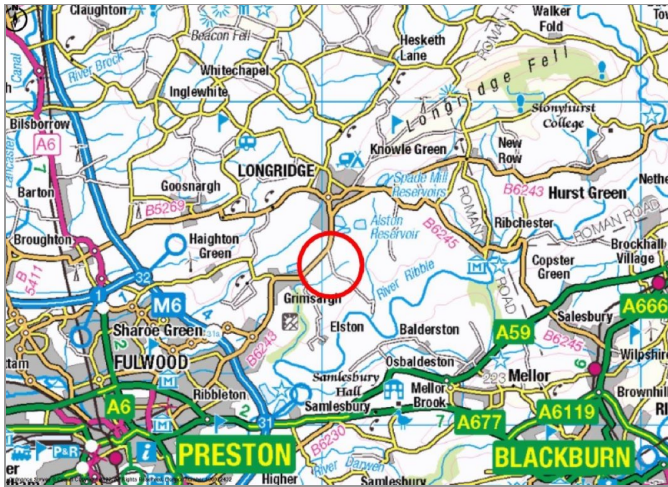
**Unit 10**  
**Bolton Fold Farm**  
**Alston Lane**  
**Longridge**  
**Preston**  
**PR3 3BN**

- Privately accessed semi-rural location
- Modern storage unit
- 2 x roller shutter doors
- Eaves height of 4.7m
- Abundance of car parking

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 PR1 3JJ

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## Location

The property is located on Alston Lane off Preston Road (B6243) less than 2 miles south east of Longridge town centre. Preston Road offers excellent communication links to Preston's main industrial districts including Roman Way and Red Scar.

The motorway network is accessed via Junction 31a of the M6 Motorway being approximately 3.5 miles to the south east.

## Description

The premises comprise a modern storage unit being of steel portal framed construction with mixed steel and timber trusses surmounted by prefabricated concrete and profile steel clad walls beneath a dual pitch profile clad roof incorporating translucent roof panels (all single skin).

The property has an approximate eaves height of 4.7 metres with access provided via two roller shutter doors being approximately 4 metres wide x 4.2 metres high.

The unit generally benefits from fluorescent lighting, WC facilities, concrete floor with power floated finish and CCTV.

Externally, site occupiers have freedom of movement around their demise, whilst parking is provided on a first come first served basis.

Note: the unit is single skin (without insulation) with electricity from a single phase power supply. Therefore, we anticipate enquires from specific occupiers focused around storage or other similar uses.

## Accommodation

We have estimated that the gross internal area extends to approximately 747.8 m<sup>2</sup> (8,049 ft<sup>2</sup>).

## Services

We understand that the premises benefit from mains services including electricity (single phase), water and drainage.

N.B. Awaiting enhanced electrical connection.

## Rating Assessment

The unit is yet to be assessed for rating purposes, please contact Eckersley for an approximate indication of the buildings assessment.

Interested parties are however advised to make their own enquiries with the rating department at Ribble Valley Borough Council ([www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)).

## Planning

We understand that the premises are suitable for uses generally falling within Use Class B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are however advised to make their own enquiries with the planning department at Ribble Valley Borough Council ([www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)).

## Terms

The unit is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## Asking Rental

£37,250 per annum, exclusive.

## Photographs and Plans

All photographs and plans provided within these particulars are for information purposes only and should not be relied upon.

## Energy Performance Certificate

Energy performance certificate (EPC)		
Unit 10, Bolton Fold Farm Alston Lane Alston PRESTON PR3 3BN	Energy rating <b>C</b>	Valid until: 21 February 2032 Certificate number: 2314-1679-7395-6381-7233
Property type	B8 Storage or Distribution	
Total floor area	743 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is C.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built: 21   A		
If typical of the existing stock: 62   C		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## Legal Costs

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

## VAT

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

## Enquiries

Via the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

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