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**TO
LET**



WAREHOUSE AND STORAGE PREMISES

599.7 m² (6,546 ft²)

**56a Manchester Road
Preston
PR1 3YH**

- Prominent position onto Manchester Road
- Good transport links
- Centrally located
- Suitable for a variety of uses S.T.P
- Substantial mezzanine level

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Location

The property is located in a primarily commercial area of Preston, situated at the northern end of Manchester Road. It is on the easterly side of Preston City Centre, approximately 0.5 miles south of Preston bus stations and 1 mile east of Preston's main railway station.

Manchester Road runs parallel to two of the City's main thoroughfares, London Road and Ringway, providing routes to the north, south, and east. Additionally, New Hall Lane (A59) is a short distance to the east, offering access to Junction 31 of the M6 motorway, which is approximately 2 miles away.

Description

The unit is of steel portal frame construction with block infill walls, surmounted by profile insulated steel cladding, beneath a profile insulated clad roof which incorporates translucent roof panels.

Internally the unit benefits from a concrete floor with power floated finish, LED lighting and a mezzanine level of block and beam construction on top of steel beams thus we believe providing a good floor loading capacity.

There is a trade counter together with office at ground floor level along with WC facilities at both ground and first floor. The first floor mezzanine has recently undergone refurbishment works including new lighting.

Accommodation

We have estimated the gross internal floor area as follows:

	m ²	ft ²
Ground Floor	371.61	4,000
First Floor	228.1	2,546
Total	599.71	6,546

Services

We understand that 3-phase electricity, water and drainage are available to the unit.

Rating Assessment

The premises have the following Rateable Values.

Ground Floor	£12,250
First Floor	£5,800

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

Planning

We understand that the premises have a lawful use generally falling within Classes E/B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however, may be suitable for a range of alternative uses subject to securing planning permission

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

Terms

The premises are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

Offers in the region of £35,000 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

Energy performance certificate (EPC)			
50a Manchester Road PRESTON PR1 3JH	Energy rating D	Valid until: 15 March 2032	Certificate number: 1182-4389-8828-6190-4691

Property type	B8 Storage or Distribution
Total floor area	667 square metres

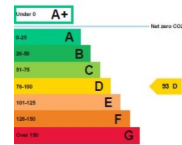
Rules on letting this property

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

Energy rating and score

This property's current 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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	49 B
If typical of the existing stock	143 F

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

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: hjh@eckersleyproperty.co.uk