

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**TO  
LET**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## SUBSTANTIAL SECURE TRANSPORT DEPOT

0.648 hectares ( 1.6 acres )

437 m<sup>2</sup> ( 4,703 ft<sup>2</sup> )

**Transport Depot**  
**Derby/Blackpool Road**  
**Longridge**  
**Preston**  
**PR3 3FE**

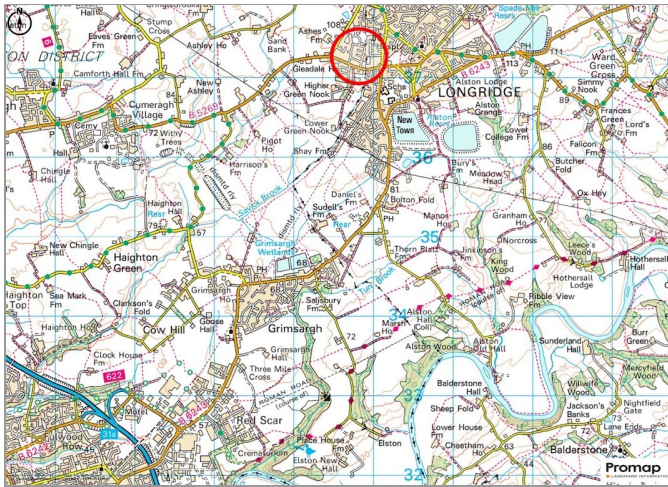
- Accessible location with motorway access to the M6 via Junction 31a
- Rare large transport depot with maintenance workshop
- Secure and predominantly concrete surfaced
- Suitable for a range of alternative uses

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



**Preston office** T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JU

**Lancaster office** T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

The yard is very well located with its own entrance off Derby Road/Blackpool Road close to its junction with Whittingham Road (B5269) and Preston Road (B6244) to the south west of Longridge. Access to the motorway network is provided via Junction 31a of the M6 being circa 4 miles to the south.

## Description

The subject property offers a maintenance/industrial unit within substantial secure compound being predominantly concrete surfaced.

The unit is of steel frame construction surmounted by brick walls and profile cementitious sheet walls and roof incorporating translucent roof lights, generally benefiting from inspection pit, compressed air and LED lighting.

There is a vehicle wash including silt pit, on site fuelling facility as well as weight bridge (not currently in use). The main entrance benefits from an electric vehicle and personnel gate.

A further self contained office can be made available subject to separate negotiation.

## Accommodation

We have estimated the gross internal floor area as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Workshop/Maintenance Unit	437	4,703

The yard area extends to approximately 6,475 m<sup>2</sup> (1.6 acres).

## Services

We understand mains electricity (3-phase), gas, water and drainage are available to the site.

## Rating Assessment

The site is currently being re-assessed for rating purposes.

Interested parties should make their own separate enquiries via the rating department at Ribble Valley Borough Council.

## Planning

We understand that the premises benefit from an established lawful use generally within Classes B2 & B8 within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own separate enquiries via the local planning department at Ribble Valley Borough Council.

## Tenure

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

## Asking Rental

Upon application.

## Photographs and Plans

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

## Legal Costs

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

## Energy Performance Certificate



Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).

### Energy Performance Asset Rating



Technical information	Benchmarks
Main heating fuel:	Buildings similar to this one could have ratings as follows:
Building environment:	43 If newly built
Total useful floor area (m <sup>2</sup> ):	87 If typical of the existing stock
Building complexity (NOS level):	

## VAT

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

## Enquiries

Strictly by appointment with the sole letting agents:

## Eckersley

Telephone: 01772 883388  
 Contact: Mark Clarkson  
 Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)