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**TO  
LET**



## DETACHED INDUSTRIAL UNIT

252 m<sup>2</sup> ( 2,712 ft<sup>2</sup> )

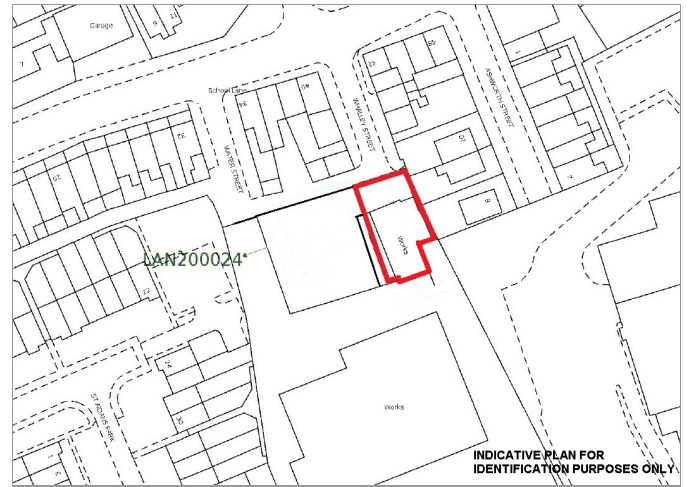
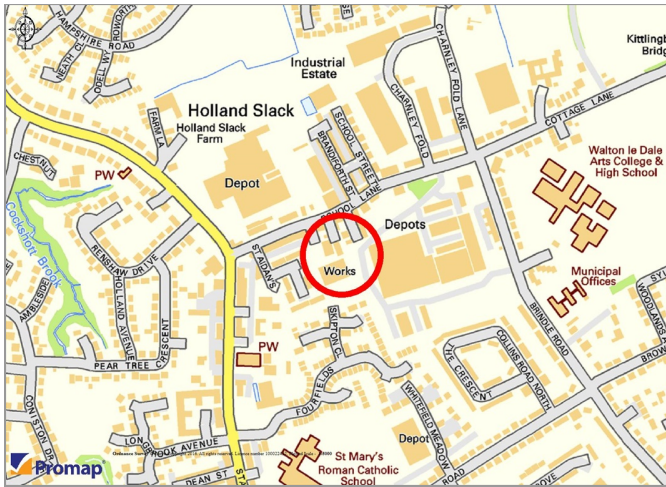
**Workshop Unit**  
**Whalley Street**  
**Bamber Bridge**  
**Preston**  
**PR5 6GH**

- RENTAL REDUCED
- Located within walking distance of town centre
- Detached industrial unit
- Forecourt and roller shutter access
- J29 of M6 motorway less than 1.5 miles distant

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

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 Preston  
 PR1 3JJ

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## Location

The property is situated at the end of Whalley Street connecting with School Lane (B6258). The local area comprises a mixture of residential and business uses.

The property is well located being within walking distance of Bamber Bridge town centre whilst also providing easy access to the motorway network via J29 of the M6 being less than 1.5 miles to the south.

## Description

The property comprises a single storey brick built unit with profiled metal sheet roof including translucent roof lights.

Internally the unit is arranged into 2 units, an office and loading bay. The premises benefit from separate office and works WC's in addition to kitchen facilities.

The unit offers a concrete floor, fluorescent lighting and security shuttering to the front windows. Access is via a commercial roller shutter door from the forecourt accessed from Whalley Street.

## Accommodation

We have estimated the gross internal floor areas as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Unit	232	2,497
Office	20	215
<b>Total</b>	<b>252</b>	<b>2,712</b>

## Services

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

## Rating assessment

The premises have a Rateable Value of £10,500. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties are, however, advised to make their own enquiries with South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Class E (g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at South Ribble Borough Council, ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Tenure

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

## Rental

£18,500 per annum, exclusive.

## Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

## Energy Performance Certificate

Vanguard Asset Co Ltd Whalley Street Bamber Bridge PRESTON PR5 6GH	Energy rating <b>E</b>	Valid until: 2 December 2028 Certificate number: 9965-3029-0264-8990-0275
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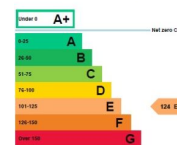
Property type	B1 Offices and Workshop businesses
Total floor area	242 square metres

### 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 energy rating is E.



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

The ingoing Tenant will contribute towards the Landlords reasonable legal costs incurred in the preparation of the lease.

## VAT

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

## Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Mark Clarkson

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)