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**TO
LET**



INDUSTRIAL UNIT WITHIN CONCRETED SECURE SITE

0.25 hectares (0.62 acres)

618 m² (6,649 ft²)

Campbell House
Campbell Street/Crook
Street
Preston
PR1 5DQ

- Centrally located near Preston City Centre
- Easy access to the A59/A6 and the national motorway network
- 4 x commercial roller shutters
- Secure concrete surfaced yard area

www.eckersleyproperty.co.uk

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

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



Location

The property is situated on the corner of Crook Street and Campbell Street in a predominantly industrial/trade counter area of Preston, less than 1 mile north east of the City Centre.

Campbell Street is accessed from St Mary's Street which links New Hall Lane (A59) and provides access to Junction 31 of the M6 Motorway being approximately 2 miles to the east. Furthermore London Road and Ringway are Preston's main central thoroughfares offering routes North, South and East.

Nearby occupiers include B & M Homestores and Granite Worktops, Howdens and DHL Express Service.

Description

The premises comprise a detached industrial unit of steel portal frame construction surmounted by brick and profile metal clad walls beneath a metal profile clad roof. The warehouse provides clear span accommodation being accessed via a personnel door together with 4 commercial roller shutters each measuring to approximately 4.96 m x 5.53 m.

In addition, there is a separate single-storey structure of traditional brick construction beneath a pitched slate roof including an office, ancillary storage and WC.

Externally, the concreted yard surrounds the warehouse on 3 sides providing access to the 4 roller shutter doors. The entire yard is enclosed with a high brickwork built wall.

Accommodation

We have estimated the gross internal floor areas as follows:

	M ²	Ft ²
Unit	573	6,168
Office	45	485
Total	618	6,653

Site Area

We have estimated the gross site area extends to approximately 0.25 hectares (0.62 acres).

Services

We understand that the premises benefit from mains services including 3 phase electricity, water and drainage.

Rating Assessment

As from 1 April 2026, the premises will have Rateable Value of £30,750.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

It is understood that the premises benefit from an established use within Classes E & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should, however, make their own enquiries of the local planning authority at Preston City Council (www.preston.gov.uk).

Terms

The premises are available from April 2026 on a new lease for a term of years to be agreed.

The lease will be contracted outside of the security of tenure provisions afforded by the Landlord & Tenant Act 1954 (as amended).

Asking Rental

£55,000 per annum, exclusive

Photographs and Plans

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

Energy Performance Certificate

Campbell House Crook Street PRESTON PR1 1DQ	Energy rating C	Valid until: 30 January 2033 Certificate number: 0129.8152.7968.1396.4527
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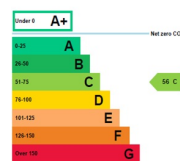
Property type	Storage or Distribution
Total floor area	568 square metres

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 C.



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.

VAT

All rentals quoted are exclusive of, but may be subject to VAT, at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Legal Costs

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: preston@eckersleyproperty.co.uk