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**TO  
LET**



## REFURBISHED INDUSTRIAL UNITS

65 m<sup>2</sup> ( 689 ft<sup>2</sup> ) — 133 m<sup>2</sup> ( 1,421 ft<sup>2</sup> )

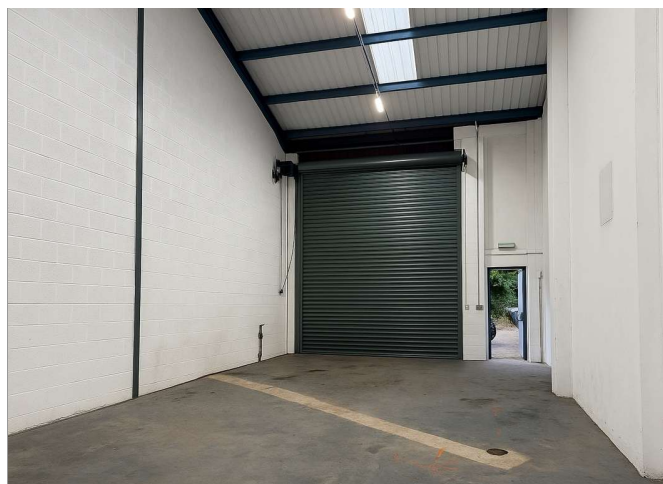
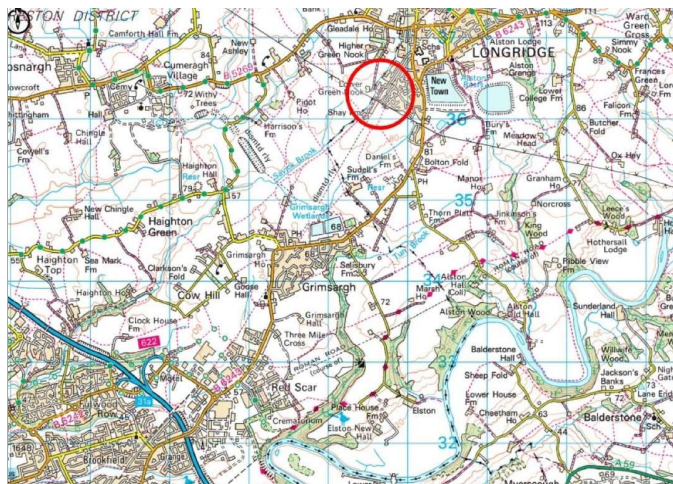
**Units 3b & 3c**  
**Shay Lane Industrial**  
**Estate**  
**Shay Lane**  
**Longridge**  
**Preston**  
**PR3 3BT**

- Accessible location with motorway access to the M6 via Junction 31a
- Established industrial estate
- Refurbished units
- Good eaves heights of 5.65m rising to 7.2m
- No VAT payable on the rent
- Available individually or as a whole

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

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## Location

The units are positioned on the established Shay Lane Industrial Estate, immediately south of Longridge town centre, in a convenient and established commercial location. The estate connects with the wider highway network, with Junction 31A of the M6 situated less than 4 miles to the south, providing routes towards Preston, the Fylde Coast and Greater Manchester.

The surrounding area is predominantly commercial and supports a range of trade, industrial and engineering operators. Notable occupiers in the vicinity include Buildbase, Fox Timber Limited and Gunn JCB, reinforcing the estate's profile as a well-regarded local employment area.

## Description

Units 3B and 3C comprise adjoining end-terrace industrial units of steel portal frame construction with full-height blockwork elevations, surmounted by insulated profile cladding beneath an insulated profile roof incorporating translucent roof panels.

The units are available individually or as a whole, offering flexibility to suit occupier requirements. Subject to terms, reconfiguration between the units may be accommodated.

Internally, the premises benefit from a concrete floor, LED lighting and WC facilities. The property provides a good eaves height of approximately 5.65m, rising to 7.2m at the apex. Each unit benefits from a full-height electric roller shutter door together with separate personnel access.

Externally, there is a small service yard area.

## Accommodation

We have estimated the gross internal floor area extends to approximately:

	m <sup>2</sup>	ft <sup>2</sup>
Unit 3b	65	689
Unit 3c	68	732
<b>Total</b>	<b>133</b>	<b>1,421</b>

## Services

We understand mains electricity, water and drainage are available to the premises.

## Rating Assessment

The premises have the following Rateable Values:

	Rateable Value
Unit 3b	£4,300
Unit 3c	£5,700

Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties should make their own separate enquiries via the rating department at Ribblesdale Valley Borough Council ([www.ribblesdalevalley.gov.uk](http://www.ribblesdalevalley.gov.uk)).

## Planning

We understand that the premises benefit from an established lawful use generally within Classes E and B8 of 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 Ribblesdale Valley Borough Council ([www.ribblesdalevalley.gov.uk](http://www.ribblesdalevalley.gov.uk)).

## Tenure

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

## Asking Rentals

Unit 3b	£750 per calendar month
Unit 3c	£700 per calendar month

## Photographs and Plans

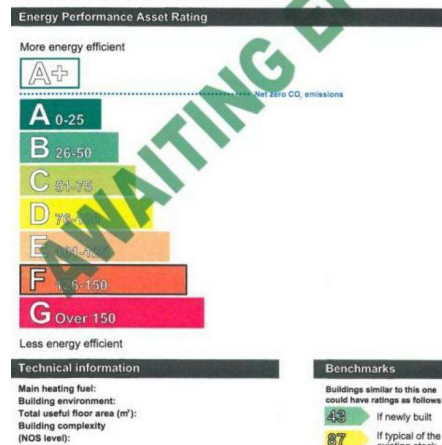
Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Energy Performance Certificate HM Government  
 Non-Domestic Building

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).



## Legal Costs

The Tenant will contribute towards the Landlord's legal costs incurred in connection with this letting, subject to a cap of £500 plus VAT. Otherwise, each party will be responsible for their own professional costs incurred.

## VAT

The rentals quoted are not subject to VAT.

## Enquiries

Strictly by appointment with the sole letting agents:

### Eckersley

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