

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**FOR  
SALE**



## DETACHED INDUSTRIAL WAREHOUSE WITH YARD AREA

224.9 m<sup>2</sup> ( 2,421 ft<sup>2</sup> )

**Unit 3 Brockholes Way  
Off Garstang Road  
Claughton-on-Brock  
Nr. Garstang  
Preston  
PR3 0PZ**

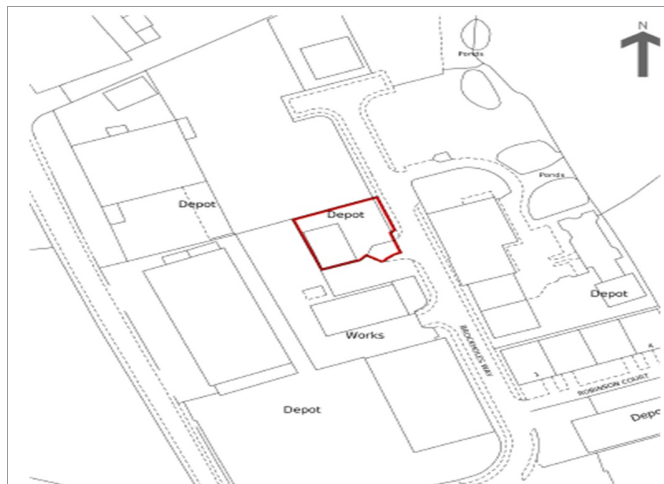
- Rare freehold opportunity
- Secure hard surfaced yard
- Excellent eaves height
- Established industrial estate with good transport links

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

**eckersley**  
commercial property solutions



## Location

The property is situated on Cloughton Industrial/Business Park, a small industrial estate located immediately adjacent to the junction of Garstang Road (B6430) with the main A6, approximately 2 miles to the south of Garstang town centre.

The estate is conveniently located for road transport links, with direct access to the A6, which provides an onward link to Lancaster and Junction 33 of the M6 motorway to the north and Preston and Junction 32 of the M6/M55 motorways to the south.

## Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction, with cavity brick and concrete blockwork walls, surmounted by profiled metal cladding, beneath a dual-pitched insulated roof covered with profiled steel cladding incorporating translucent roof panels. The floor is of solid concrete finish.

The unit benefits from three-phase electricity and an oil-fired space heater. The eaves height is approximately 6.52 m, rising to approximately 7.21 m at the apex. Access is provided via an electrically operated commercial roller shutter door measuring approximately 4.12 m wide x 5.75 m high, together with a separate pedestrian access door.

The unit incorporates timber-framed, double-glazed windows fitted with security bars. Lighting is provided by sodium pod lighting.

The building also benefits from a disabled WC and kitchenette.

Externally, the property benefits from a good-sized concrete-surfaced yard, enclosed by a perimeter palisade fence and accessed via a palisade gate from Brockholes Way. The yard also benefits from external floodlighting.

## Accommodation

We have estimated the gross internal area extends to approximately 224.93 m<sup>2</sup> (2,421 ft<sup>2</sup>).

We estimate the site area to be circa 0.077 hectares (0.19 acres).

## Services

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

## Rating Assessment

The premises have a Rateable Value of £10,000 rising to £12,000 from 1 April 2026.

Interested parties are however recommended to make their own enquiries with the local rating department at Wyre Council ([www.wyre.gov.uk](http://www.wyre.gov.uk)).

## Planning

We understand the premises benefit from a use generally within Use Class E and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at Wyre Council ([www.wyre.gov.uk](http://www.wyre.gov.uk)).

## Tenure

Understood to be freehold.

## Asking Price

Offers in the region of £300,000.

## Photographs & 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.

## VAT

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

## 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](http://www.communities.gov.uk).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical information

Main heating fuel:  
Building environment:  
Total useful floor area (m<sup>2</sup>):  
Building complexity  
(NOS level):

### Benchmarks

Buildings similar to this one could have ratings as follows:  
48 If newly built  
67 If typical of the existing stock

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden

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