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**TO
LET**

UNIT 3B



3C

3B

REFURBISHED INDUSTRIAL UNIT

68 m² (732 ft²)

Unit 3b
Shay Lane Industrial Estate
Shay Lane
Longridge
Preston
PR3 3BT

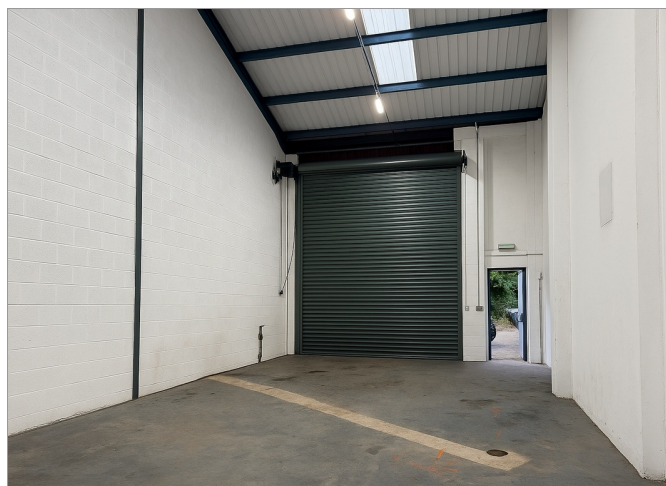
- Accessible location with motorway access to the M6 via Junction 31a
- Established industrial estate
- Refurbished mid-terrace unit
- Good eaves height of 5.65m rising to 7.2m
- No VAT payable on the rent

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Location

The unit is 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

A mid-terrace industrial unit of steel portal frame construction with full-height blockwork, surmounted by insulated profile cladding beneath an insulated profile roof incorporating translucent roof panels.

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

Externally, there is a small service yard.

Accommodation

We have estimated the gross internal floor area extends to approximately 68 m² (732 ft²).

Services

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

Rating Assessment

From 1 April 2026, the premises will have a Rateable Value of £4,300. Prospective occupiers may therefore be eligible for small business rate relief.

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

£800 per calendar month, exclusive.

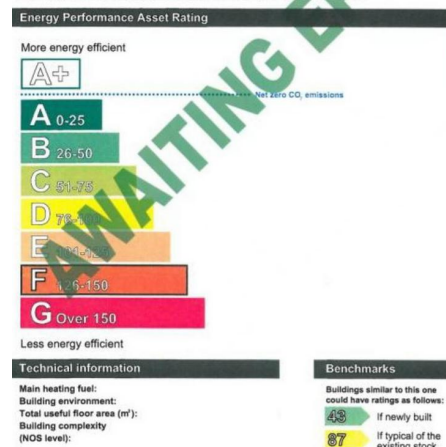
Photographs and Plans

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
Non-Domestic Building
HM Government
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/ebcd.



Legal Costs

The Tenant will contribute towards the Landlords legal costs incurred in connection with this letting subject to terms, otherwise each party will be responsible for their own professional costs incurred.

VAT

The rental quoted is 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