

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**TO  
LET**



## WAREHOUSE/INDUSTRIAL UNIT

229 m<sup>2</sup> ( 2,465 ft<sup>2</sup> )

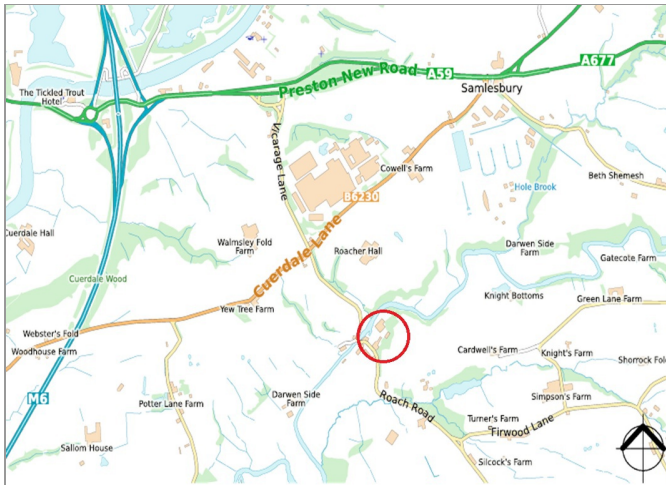
**Unit 4  
Roach Bridge Mill  
Roach Road  
Samlesbury  
Preston  
PR5 0UB**

- Well located approximately 1.5 miles from Junction 31 of the M6 motorway
- Secure site access with intercom system
- 5 x roller shutters

[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



## Location

The site is located on Roach Road at Roach Bridge, Samlesbury between Cuerdale Lane (B6230) and Hoghton Lane (A675) within close proximity to the A59 which in turn links to junction 31 of the M6 motorway approximately 1½ miles distant.

## Description

The building is of cut stone construction around a steel frame, beneath a profile clad roof incorporating translucent roof panels. Internally, the premises are arranged as a main workshop accessed via a roller shutter and personnel door. There is a split-level area providing additional workshop/storage space benefiting from 4 roller shutters. In addition, there is ancillary storage, a kitchen, and WCs.

The premises generally benefit from 3-phase electricity, LED lighting, and a concrete floor. We understand electricity is recharged by the Landlord.

Externally, we note it is intended that a palisade fence will be erected to create a small, self-contained yard. The wider site is well managed and accessed via a secure gate, with an intercom system provided for tenants.

## Accommodation

We estimate the gross internal floor area to be approximately 229 sq m (2,465 sq ft).

## Services

We understand the premises benefit from mains electricity, water and drainage.

## Rating Assessment

From 1 April 2026 the premises will have a Rateable Value of £7,500.

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 planning permission generally within Class B2 and B8 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)).

## Terms

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

## Asking Rental

£17,500 per annum, exclusive.

## Photographs and Plans

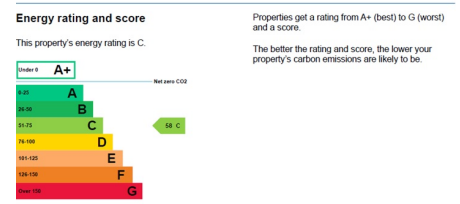
Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Unit 4 Roach Bridge Mill Business Park Roach Road SAMLESBURY PR12 2LB	Energy rating <b>C</b>	Valid until 31 April 2026
Certificate number 7443-1772-8129-0590-0418		

Property type Total floor area	Storage or Distribution 237 square metres
-----------------------------------	--

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.



## VAT

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

## Legal Costs

Each party to be responsible for their own professional costs incurred in this transaction.

## Enquiries

Via the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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