

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



WAREHOUSE/INDUSTRIAL UNIT

229 m² (2,465 ft²)

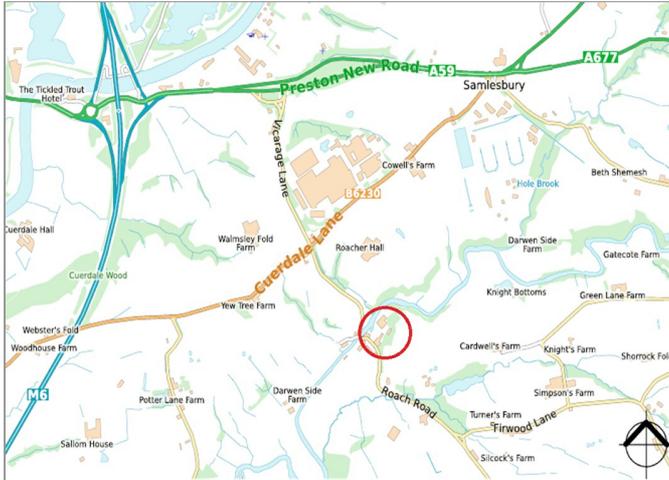
**Unit 4
Roach Bridge Mill
Roach Road
Samlesbury
Preston
PR5 0UB**

- 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

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).

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).

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



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.

Energy Performance Asset Rating



Technical information	Benchmarks
Main heating fuel: Building environment: Total useful floor area (m ²): Building complexity (NOS level):	Buildings similar to this one could have ratings as follows: 43 If newly built 67 If typical of the existing stock

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