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**TO
LET**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

WAREHOUSE/INDUSTRIAL PREMISES WITH LARGE SECURE YARD

0.4 hectares (1 acres)

883 m² (9,500 ft²)

Egerton House
39-41 Rough Hey Road
Rough Hey Road Industrial
Estate
Preston
PR2 5AR

- Excellent access to motorway network with Junction 31A of the M6 being approximately 1 mile to the west
- Large secure yard area extending to circa 0.57 acres
- Undergoing a refurbishment programme
- Occupational requirement may be accommodated
- Available July 2026

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Location

Egerton House occupies a highly prominent corner position at the junction of Rough Hey Road and Longridge Road (B6243), with an extensive frontage of approximately 100 metres.

The property benefits from excellent strategic connectivity, being located approximately 1 mile to the west of Junction 31a of the M6 motorway, which in turn provides direct access to the M55, M61 and M65 motorways, all within a short driving distance. Preston city centre lies approximately 2 miles to the south west.

The surrounding area is an established commercial location, with nearby occupiers including the headquarters and distribution facilities of EH Booths and James Hall (Spar), reinforcing the area's strength as a regional employment and logistics hub.

Description

Detached warehouse premises being of brick construction beneath a pitched roof providing warehouse, offices, storage and ancillary staff facilities.

The warehouse benefits from a solid concrete floor, LED lighting in addition to all mains services including 3 phase electricity and gas.

The eaves height is approximately 4.86 m. Access to the premises is via 3 commercial shutter doors from the secure fenced yard area which extends to approximately 0.57 acres. The total site area extends to circa 1 acre.

The yard area is mixed concrete slab and hardcore surfaced.

The premises will be available following a refurbishment programme with occupational requirements potentially accommodated.

Accommodation

We have estimated that the property extends to an approximate gross internal floor area of 883 m² (9,500 ft²).

We estimate the total site area extends to approximately 1 acre whilst the open yard area extends to approximately 0.57 acres.

Services

The premises benefit from all services including mains electricity (3-phase), water, gas and drainage.

Rating Assessment

The premises have a Rateable Value of £46,500.

Interested parties are advised to make their own enquiries with Preston City Council. (www.preston.gov.uk).

Planning

We understand that the premises benefit from planning permission for uses generally within Classes B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We recommend all interested parties make their own separate enquiries of the local planning authority, Preston City Council.

Tenure

The premises are available on a new Full Repairing and Insuring basis for a term of years to be agreed.

Rental

Offers in the region of £82,500 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

Egerton House 58-61, Rough Hey Road Grimshaw PRESTON PR2 4AB	Energy rating E	Valid until 11 May 2036
		Certificate number 4948 9194 0955 8368 4981

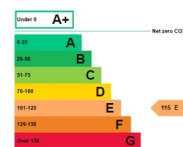
Property type Storage or Distribution	Total floor area 750 square metres
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Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

We understand that the rent will be subject to VAT at the standard rate.

Legal fees

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk