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**TO  
LET**



## INDUSTRIAL PREMISES

281 m<sup>2</sup> ( 3,025 ft<sup>2</sup> )

**Unit 34**  
**Roman Way Industrial**  
**Estate**  
**Longridge Road**  
**Preston**  
**PR2 5BD**

- Very well located within established industrial estate
- Approximately 1 mile from Junction 31(a) of M6 Motorway
- Predominantly clear span space with ancillary office
- Self contained secure yard

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

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## Location

The unit is situated within the popular and established Roman Way Industrial Estate accessed from Longridge Road (B6243).

The estate is located approximately 3 miles north east of Preston City Centre and provides excellent access to the M6 Motorway via junction 31(a) being less than 1 mile to the east.

## Description

The unit comprises a modern industrial unit of steel portal frame construction with brick infill and full-height internal blockwork, surmounted by profile metal cladding beneath a metal clad roof incorporating translucent roof panels. The accommodation is configured in an L-shape, comprising a main warehouse area with an additional office/reception area provided within a lean-to structure, benefiting from a concrete floor, kitchenette and WC facilities.

The eaves height is approximately 4.0m, rising to around 5.31m at the apex. Access is provided via a commercial roller shutter door measuring approximately 3.78m x 3.60m, together with a pedestrian access door into the office accommodation. The front elevation benefits from aluminium-framed glazed windows.

Externally, the unit benefits from a concrete yard, enclosed by timber fencing and accessed via a timber gate.

## Accommodation

We have estimated that the gross internal floor area extends to approximately 281 m<sup>2</sup> (3,025 ft<sup>2</sup>).

## Services

We understand that the unit benefits from 3 phase electricity, gas, water and drainage.

## Rating Assessment

The unit has a Rateable Value of £15,750.

Interested parties are advised to make their own separate enquiries via the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)) or Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

We understand that the premises are suitable for uses generally falling within Classes E, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

## Terms

The unit is to be offered by way of new FRI lease for a term of years to be agreed.

## Asking Rental

£25,500 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 as an accurate representation

## Energy Performance Certificate

34 Roman Way PRESTON PR1 3JD	Energy rating <b>D</b>	Valid until 13 March 2033
		Certificate number 9022-0357-1908-0346-4602

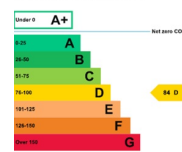
Property type	Offices and Workshop/Businesses
Total floor area	275 square metres

### 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 D.



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.

## Legal Costs

The ingoing tenant will be responsible for the Council's surveyors' and legal fees, fixed at £1,900 plus VAT.

## VAT

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

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden

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