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**TO
LET**



INDUSTRIAL PREMISES

281 m² (3,025 ft²)

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

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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 m² (3,025 ft²).

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) or Preston City Council (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.

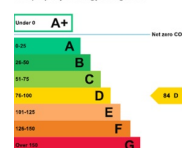
Asking Rental

£26,500 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 PR2 2BD	Energy rating D	Valid until 13 March 2023 Certificate number 9022-6357-1969-5346-4602																
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.																		
 <table><tr><td>Under 0</td><td>A+</td></tr><tr><td>10-15</td><td>A</td></tr><tr><td>16-20</td><td>B</td></tr><tr><td>21-25</td><td>C</td></tr><tr><td>26-30</td><td>D</td></tr><tr><td>31-35</td><td>E</td></tr><tr><td>36-40</td><td>F</td></tr><tr><td>41-45</td><td>G</td></tr></table>			Under 0	A+	10-15	A	16-20	B	21-25	C	26-30	D	31-35	E	36-40	F	41-45	G
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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 incoming 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