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**TO
LET**



INDICATIVE PLAN FOR
IDENTIFICATION PURPOSES ONLY

INDUSTRIAL PREMISES WITH LARGE SECURE YARD

548 m² (5,899 ft²)

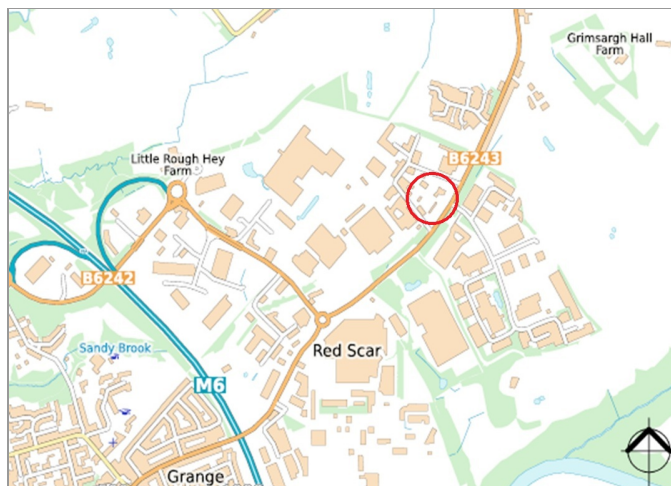
**Unit 3
Rough Hey Industrial Estate
Rough Hey Road
Grimsargh
Preston
PR2 5AR**

- Excellent access to motorway network with Junction 31A of the M6 being approximately 1 mile to the west
- The property has recently been re-roofed
- A large secure concrete surfaced yard area extending to circa 1,600 sq m (0.4 acres)

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 premises occupy a prominent position on Rough Hey Road close to its junction with and Longridge Road (B6243).

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

A single storey detached industrial/warehouse unit of steel portal frame construction with brick and concrete block elevations beneath modern dual pitch profile metal clad roof incorporating translucent roof lights.

The accommodation provides industrial/workshop with an approximate eaves height of 4.7 metres with concrete floor and fluorescent lighting together with general staff amenities areas.

Externally, the unit offers a large secure concrete surfaced yard to the side and rear as well as concrete apron to the front in total extending to circa 1,600 sq metres (0.4 acres)

Accommodation

We have estimated that the property extends to an approximate gross internal floor area of 548 m² (5,899 ft²).

Services

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

Rating Assessment

The premises will need to be re-assessed for rating purposes.

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

Upon application.

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

Particulars: Unit 3, Rough Hey Road Commercial PRESTON PR1 3AR	Energy rating D	Valid until: 6 September 2035 Certificate number: 9967-6231-1626-0777-5204
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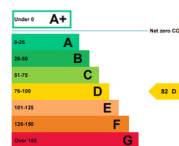
Property type	General Industrial and Special Industrial Groups
Total floor area	543 square metres

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.

VAT

All rentals quoted are subject to VAT at the standard rate.

Legal Costs

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

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk