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**TO
LET**



OFFICES WITH LARGE SECURE YARD AREA

0.405 hectares (1 acres)

391 m² (4,211 ft²)

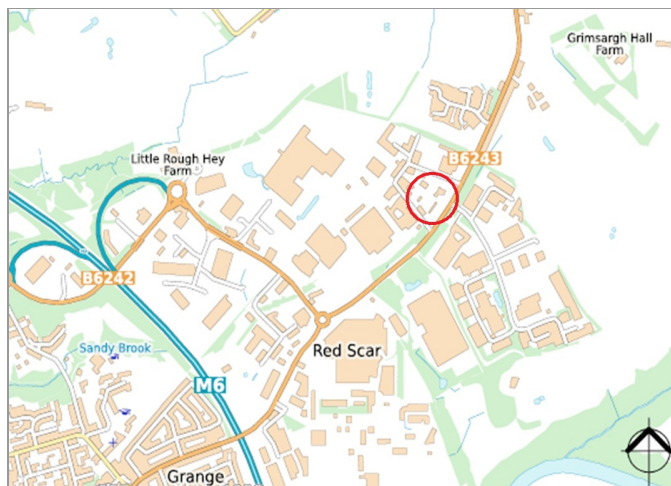
**Unit 6
Rough Hey Industrial Estate
Rough Hey Road
Grimsargh
Preston
PR2 5AR**

- Excellent access to motorway network with Junction 31A of the M6 being approximately 1 mile to the west
- Modern purpose built offices
- Large secure mainly concrete surfaced yard area

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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

The property comprises a modern detached 2 storey purpose built office building of steel frame construction with profile metal clad elevations beneath a shallow pitched profile metal clad roof incorporating extensive horizontal ribbon windows.

Internally the accommodation is finished to a good standard including suspended ceilings with recessed LG3 lighting, perimeter trunking, carpeted floors and gas fired central heating throughout.

The ground floor provides a reception area together with a large open plan general office, 3 private offices, kitchen and male, female and disabled WC facilities. The first floor provides a large full depth office, 2 further private offices, conference room, computer room and canteen/staff room.

Externally the property occupies a substantial self contained site providing car parking together with mainly concrete surfaced extensive yard area.

Accommodation

We have estimated that the offices extends to an approximate net internal floor area of 391 m² (4,211 ft²).

Externally the property benefits from a large secure yard area being mainly concrete surfaced. The wider site extends to circa 1 acre.

Services

The property benefits from all mains services to include electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £38,500.

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 E, 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

£85,000 per annum, exclusive.

Energy Performance Certificate

Plakewest Unit 6, Rough Hey Road Grimsargh PRESTON PR12 2AR	Energy rating D	Valid until 7 September 2023
Property type Offices and Workshop Businesses		Certificate number 6405 8889 5313 7873 1301
Total floor area 459 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.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

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



