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**TO
LET**



INDUSTRIAL PREMISES

281.2 m² (3,027 ft²)

Unit 7
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 rectangular in nature and provides a clear-span main warehouse space, benefitting from a concrete floor with epoxy finish and LED strip lighting. To the rear of the unit there is ancillary amenity accommodation, including office space with suspended ceiling, LED lighting, uPVC windows, kitchenette and WC facilities. The amenity areas benefit from a mix of carpet and laminate floor finishes.

Access is provided via a commercial roller shutter door, together with a separate pedestrian access door.

Externally, the property benefits from a self-contained yard area, comprising a mix of concrete and tarmac surfacing, enclosed by timber fencing and accessed via a timber gate.

Accommodation

We have estimated that the gross internal floor area extends to approximately 281.27 m² (3,027 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 £16,000.

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

7 ROMAN WAY PRESTON PR2 3HB	Energy rating E	Valid until: 20 October 2030 Certificate number: 8399-6689-9504-5036-5359
Property type	B1 Offices and Workshop businesses	
Total floor area	277 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 E.		
Under 0 A+ 10-15 16-20 21-25 26-30 31-35 36-40 41-45 46-50 51-55 56-60 61-65 66-70 71-75 76-80 81-85 86-90 91-95 96-100 Net zero CO₂ A B C D E F G 111 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.

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