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TO LET



UNIT WITH SUBSTANTIAL SECURE YARD

0.33 hectares (0.78 acres)

283 m² (3,046 ft²)

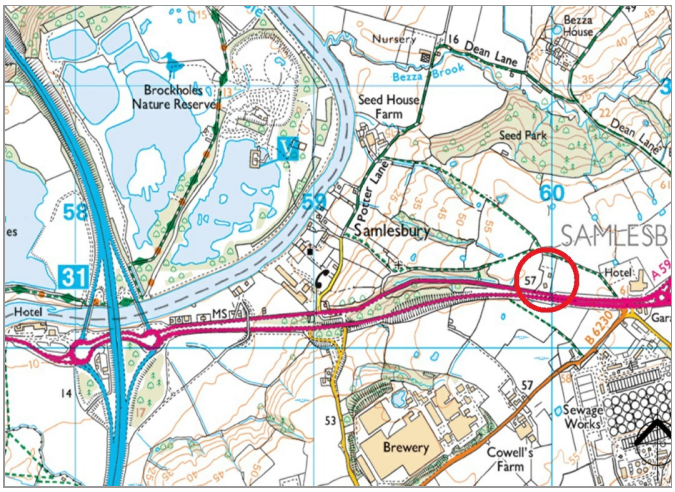
Unit 2
Two Acres
Preston New Road
Samlesbury
Preston
PR5 0UL

- Very accessible location with excellent frontage onto the A59
- DFT road traffic statistics suggest a daily average in the region of 33,000 vehicle movements
- Suitable for a range of uses (S.T.P)
- Can amalgamate with adjacent unit/yard

www.eckersleyproperty.co.uk

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Location

Two Acres is prominently positioned fronting Preston New Road in Samlesbury, enjoying a highly accessible location close to major transport routes. The property is situated a short distance from Junction 31 of the M6, which provides excellent north / south motorway connections across the region and beyond. Preston city centre lies approximately 5 miles to the west and can be reached quickly by road, while Blackburn is a similar distance to the east and readily accessed via the A59 and local routes. The Ribble Valley is also conveniently reached, offering straightforward access to Clitheroe and surrounding settlements.

Preston New Road itself forms a principal arterial route between Preston and Blackburn, carrying strong volumes of passing traffic on a daily basis. The setting is semi-rural in character, combining residential and agricultural land uses with established commercial occupiers in the immediate vicinity, including the nearby Samlesbury Hall and the BAE Systems site which serves as a major local employment hub.

Description

The subject comprises the 2 semi-detached industrial units providing clear span accommodation, benefiting from LED lighting, concrete floor, commercial roller shutter access and an approximate eaves heights of 4.4 m. The units can be amalgamated or merged with the adjacent yard and building.

The site area offers a substantial hardcore surface within a secure site.

Services

We understand mains electricity (3-phase), water and drainage are connected to the premises.

Accommodation

The unit extends to an approximate Gross Internal Area of 283 m² (3,046 ft²).

The gross site area extends to approximately 0.33 ha (0.78 acres).

Rating Assessment

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

Interested parties are, however, advised to make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from planning permission generally within Class B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries at South Ribble Borough Council, (www.southribble.gov.uk).

Tenure

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

EPC

Copies of the EPCs are available upon request.

Asking Rental

£75,000 per annum, exclusive.

Site Service Charge

An estate charge will be levied by the Landlord to cover the cost of common area maintenance & landscaping and any common services.

Further details upon request subject to terms.

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 professional costs incurred in this transaction.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk

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