



**TO LET 25 ROMAN WAY INDUSTRIAL ESTATE LONGRIDGE ROAD
PRESTON PR2 5BD**

2,970 ft²/ 276 m² Single-storey warehouse/Industrial premises

- To be comprehensively refurbished prior to lease completion.
- Excellent location close to Junction 31A of the M6 Motorway.
- Nearby occupiers include Booths Head Office, Menzies Distribution, DPD and DHL, amongst many other local and national businesses.

Location

The Roman Way Industrial Estate is located to the east of Preston in a well-established business and manufacturing area off Longridge Road (B6243).

Adjacent to Junction 31A of the M6 motorway and within easy reach of Preston City Centre.

Description

A single storey purpose built industrial warehouse unit with the benefit of a fully fenced concrete yard/car parking area to the front.

Constructed on a steel portal frame, the unit has a concrete floor and a lined insulated corrugated asbestos roof incorporating translucent roof lights.

To the side of the property there is a large public car park.

Accommodation

Gross Internal Floor Area extends to approximately 2,970 sq ft.

To the front of the property there is a newly decorated reception and office area together with male and female WC facilities.

The warehouse area is well proportioned and has the benefit of an electrically operated roller shutter access door.

Assessment

Previously subject to two assessments, the unit will have to be re-assessed by the Local Authority. An identical property adjacent has a Rateable Value of £13,500.

Small business rate relief may be available.

EPC

The Energy Performance Asset rating is Band D81. A full copy of the EPC is available at www.epcregister.com.

Services

Mains services are connected including electric panel heaters in the office, water and 3-phase power.

Lease

The premises are available on a standard full repairing and insuring lease for a term of years to be agreed.

Rental

£22,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

VAT

Rental subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk