



**FOR SALE 33 ROMAN WAY INDUSTRIAL ESTATE LONGRIDGE ROAD
PRESTON PR2 5BD**

3,000 ft²/279 m² Freehold warehouse/industrial investment property producing £11,000 per annum.

- Purpose built premises on the Roman Way Industrial Estate within the Preston East employment area.
- Adjacent to Junction 31A of the M6 motorway.
- Nearby occupiers include Booth Supermarkets and Spar regional offices and distribution centre.

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

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 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 with cavity brick/block walls to approximately 7'6" above which is lined PVC coated metal cladding to a full eaves height of approximately 13'6".

The unit has a concrete floor and a lined insulated corrugated asbestos roof incorporating translucent roof lights.

Accommodation

Gross internal floor area extends to approximately 3,000 ft²/279 m².

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

Additional offices have been constructed within the warehouse with mezzanine canteen facilities over.

Assessment

We are verbally advised by Preston City Council that the premises are assessed as follows:

Rateable Value: £12,500

Lease

The premises are let to Internal Communications Ltd for a term of 5 years from the 1 December 2014 upon full repairing and insuring terms.

Internal Communications Ltd (registered no: 3723362) have been trading for over 20 years and were incorporated on the 1 March 1999. They first occupied the property in 1997.

Rental Income

£11,000 per annum exclusive, subject to a valuable reversion in 2019.

Price

Offers around £200,000 are invited for the benefit of the freehold interest in the property, subject to the lease to Internal Communications Ltd.

EPC

A copy of the EPC shall be made available from the agent's office.

Viewing

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