

Unit 14-15 Roman Way Industrial Estate Preston PR2 5BB

To Let

Modern warehouse unit with office and secure yard
25,336 sq ft (2,353.79 sq m)
To be refurbished



Minimum eaves height of 5m



Three electrically operated roller shutter doors



LED lighting due to be refurbished



Large secure yard



Staff and customer parking



1 minute to M6 motorway J31a

Unit 14-15 Roman Way Industrial Estate

Longridge Road, Preston PR2 5BB



Description

The property comprises two adjoining steel portal framed industrial units benefitting from the following features: Three electrically operated roller shutter doors, minimum eaves height of circa 5m, substantial power supply, gas fired, hot-air blow heaters, LED lighting within the warehouse, combination of private and open-plan offices over two floors, staff and customer parking across the full frontage, W.C.'s and kitchen facilities and large secure yard.

Location

Roman Way Industrial Estate is one of Lancashire's best located business parks, off Longridge Road and within less than 1 mile of Junction 31a of the M6 motorway. This provides excellent access to the wider, regional motorway network with Manchester, Warrington and Liverpool all less than 1 hour drive time.

Preston City Centre is situated to the west and Blackburn, the Fylde coast towns and Lancaster are all within a 15 mile radius.

Property owned by **Mileway**

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EPC

EPC available upon request.

Business Rates

Rateable Value £77,000
(2017 list) Estimated Rates
Payable £37,800

Interested parties are advised to make their own separate with Preston City Council 01772 906972.

Terms

The property is available by way of a new full repairing and insuring lease.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

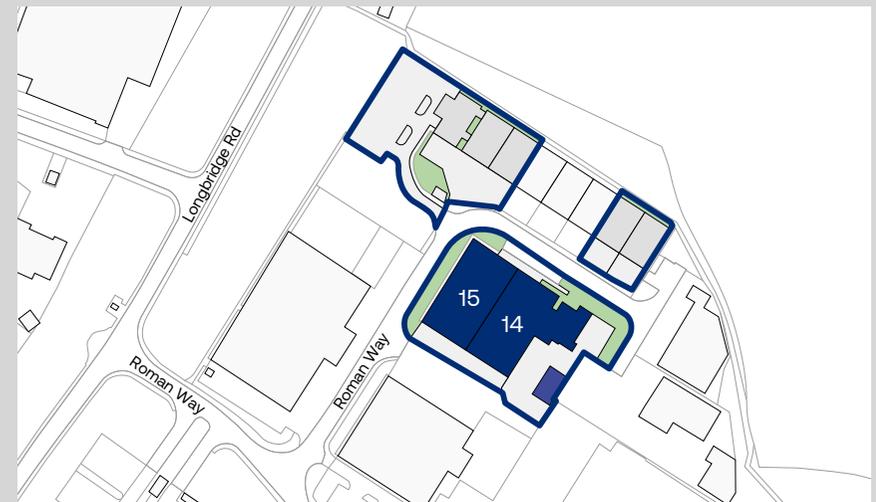
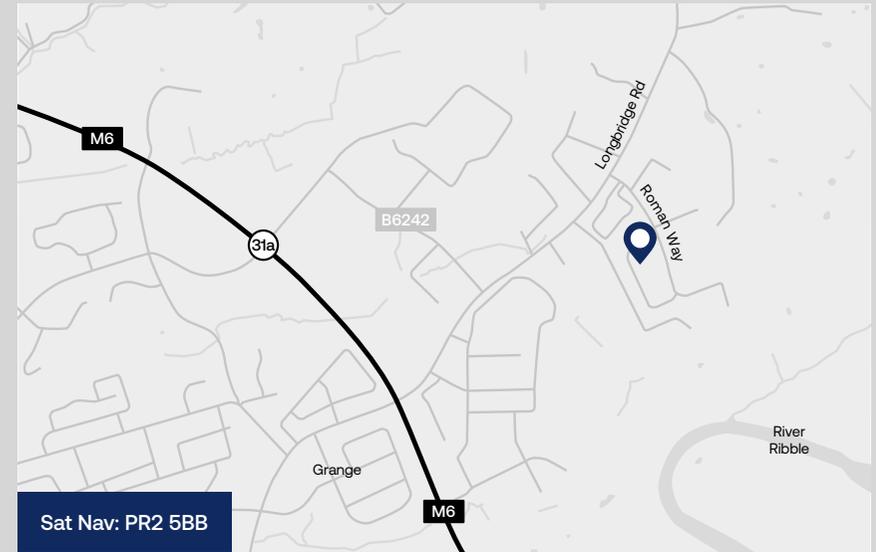
Legal Costs

Each party to be responsible for its own legal costs in connection with the transaction.

Viewing / Further Information

Please contact:

Robert Pinkus & Co.
Danny Pinkus
danny@pinkus.co.uk
01772 769000



Accommodation

Floor areas (GIA) are as follows:

	Area (sq ft)	Area (sq m)
Warehouse	20,610	1,914.73
GF Office	2,440	226.68
FF Office	2,286	212.38

Mileway