

To Let

25 Roman Way, Longridge Road, Preston, PR2 5BB

Refurbished Industrial / Warehouse Accommodation



- Gross Internal Area of 2,970 sq ft (276 sq m)
- End-terrace unit with enclosed fenced and gated yard
- 4.5 metre eaves
- Heating and Lighting in the Warehouse
- 1 mile from junction 31A of the M61
- Available from 1st August 2017



Location

Roman Way is situated off Longridge Road which leads to junction 31A of the M6 motorway to the east. The M6 motorway in turn provides access to the M55, M61 and M65 motorways.

Preston city centre is easily accessible being situated approximately 4 miles to the west, along with Chorley to the south and Lancaster to the north.

Description

The property comprises a steel portal frame industrial warehouse unit incorporating office accommodation benefitting from the following specification:

- Refurbished accommodation
- 4.5 metre eaves
- Heating and lighting in the warehouse
- Ground floor offices
- 1 roller shutter loading door
- Enclosed fenced and gated yard
- Adjacent free car park

Accommodation

The unit extends to a gross internal area of 2,970 sq ft (276 sq m)

Terms

The premises are available by way of a new full repairing and insuring lease. Rent on application.

VAT

VAT which will be charged in addition to the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

EPC

A copy of the EPC for the property is available on request.

Contact:

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