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**TO  
LET**



## WAREHOUSE/INDUSTRIAL PREMISES WITH SECURE YARD

561 m<sup>2</sup> ( 6,039 ft<sup>2</sup> )

Unit 3  
Sherdley Road  
Sherdley Road Industrial Estate  
Lostock Hall  
PR5 5LP

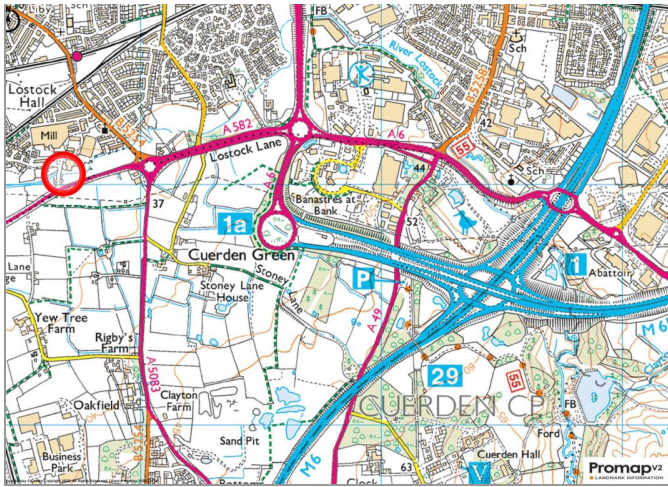
- Very well located premises less than 1 mile from major motorway intersection of M6, M61 and M65
- Well maintained generally open plan accommodation
- Secure palisaded and concrete surfaced yard area extending to circa 300 m<sup>2</sup>

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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## Location

The unit is situated at the entrance of the well established Sherdley Road Industrial Estate close to its junction with Farington Road (A582) which is located immediately adjacent to the intersection between the M6, M61 and M65 motorways.

The location further provides excellent access to Lostock Hall, Leyland and Preston.

Please refer to the attached location plan.

## Description

A modern single-storey semi detached industrial unit providing generally open plan accommodation being of mixed brick and profiled clad elevations beneath a profiled clad roof.

The premises provide warehouse/workshop accommodation generally benefitting warm air space heating, fluorescent lighting, concrete floor with commercial roller shutter access whilst the offices provide gas fired central heating, category II lighting and dado IT networking with staff amenity areas including kitchen and WC facilities.

Externally the concrete surfaced yard area is palisaded and gated and extends to circa 300 m<sup>2</sup> with a further area to the rear.

## Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

## Accommodation

We have estimated the Gross Internal floor area extends to the following:-

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	251	2,702
Office	156	1,679
Mezzanine storage (restricted)	106	1,141
Mezzanine kitchen	48	517
<b>Total</b>	<b>561</b>	<b>6,039</b>

## Rating Assessment

The premises have a Rateable Value of £14,500.

Interested parties are advised to make their own enquiries with South Ribble Borough Council (tel. 01772 421491).

## Planning

We understand the premises benefit from a use generally within Class B1, B2 & B8 of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council (tel. 01772 625493).

## Tenure

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## Rental

£28,000 per annum, exclusive

## VAT

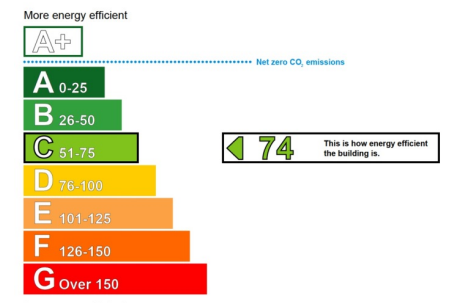
We understand that the rent will be subject to VAT at the standard rate.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 Unit 3  
 Sherdley Road  
 Lostock Hall  
 PRESTON  
 PR5 5LP  
 Certificate Reference Number:  
 0060-3986-0310-3240-2090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating



Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	31 If newly built
Total useful floor area (m <sup>2</sup> ): 350	64 If typical of the existing stock
Building complexity (NDS level): 3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): 66.45	

## Legal fees

Each party to be responsible for their own costs incurred in this transaction.

## Enquiries

Strictly by appointment with the sole letting agents:

## Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Fiona Warren

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk) /

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