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**eckersley**  
incorporating Irvine Taylor

**TO LET  
(MAY SELL)**



## MODERN INDUSTRIAL/WAREHOUSE PREMISES

1,637 m<sup>2</sup> ( 17,621 ft<sup>2</sup> )

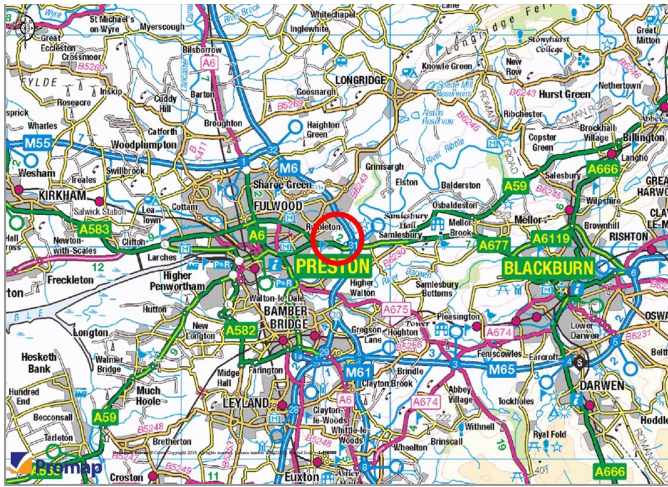
**Summit House  
Bannister Hall Works  
Higher Walton  
Preston  
PR5 4DZ**

- Modern detached industrial premises set in rural yet accessible location
- Eaves height of approximately 7.2 m
- Secure palisaded and concrete surfaced yard area

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

**Preston office** T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JJ

**Lancaster office** T | 01524 60524  
 Castle Chambers E | lancaster@eckersleyproperty.co.uk  
 China Street  
 Lancaster  
 LA1 1EX



## Location

Summit House lies within the Bannister Hall Works development being accessed from Higher Walton Road (A675) and located in a secure and rural setting whilst also providing easy access to Preston, Blackburn and the motorway network.

The M6, M61 & M65 are all easily accessible via Junctions 30 & 31 of the M6, Junction 9 of the M61 and Junction 2 of the M65.

## Description

A detached property being of steel portal frame construction with brick and block walls together with profile metal clad elevations to an approximate eaves height of 7.2 m together with clad roof incorporating translucent roof lights providing an excellent level of natural light, supplemented by high output sodium lighting units.

The property benefits from reinforced concrete floors, 3 phase electricity (estimated at 150 KVA), roof void air recirculation fans, compressed air lines and CCTV. The 2 storey offices benefit from oil fired central heating, suspended ceilings incorporating category II lighting, IT networking and uPVC double glazing.

Access is provided by 2 electrically operated commercial roller shutter doors from the secure surfaced palisaded yard area.

## Services

Mains electricity (3 phase), water and drainage are available to the premises. The heating to the property is oil-fired.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor offices	101	1,087
First floor offices	101	1,087
Main warehouse	1,400	15,070
Works offices	35	377
<b>Total</b>	<b>1,637</b>	<b>17,621</b>

## Rating Assessment

The premises have a Rateable Value of £34,000.

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 B2 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

Offers in the region of £75,000 per annum, exclusive.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Summit Engineering  
 Summit House, Bannister Hall Works  
 Higher Walton  
 PRESTON  
 PR5 4DZ

**Certificate Reference Number:**  
 0102-8422-8930-0690-3890

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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/epcb](http://www.communities.gov.uk/epcb)

**Energy Performance Asset Rating**

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**75**

This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Oil  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 1426  
 Building complexity (NCR level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**48** If newly built

**64** If typical of the existing stock

## VAT

All rentals quoted are subject to VAT at the prevailing rate.

## Legal Costs

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)

[fw@eckersleyproperty.co.uk](mailto:fw@eckersleyproperty.co.uk)