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Lancashire & Cumbria  
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CHARTERED SURVEYORS  
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE  
NAVIGATION WAY PRESTON PR2 2YP  
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WEBSITE: [www.pinkus.co.uk](http://www.pinkus.co.uk)

## TO LET

### MODERN WAREHOUSE/FACTORY PREMISES

**31 ROMAN WAY  
LONGRIDGE ROAD  
PRESTON  
PR2 5BB**



**APPROXIMATE TOTAL FLOOR AREA: 282 SQ M (3,037 SQ FT)**

**LOCATION** Located within one mile of Junction 31a of the M6 Motorway, Roman Way Industrial Estate is close to Preston City Centre and provides easy access to the M55, M6 and M65 Motorways.

Occupiers in the locality include Comet, Warehouse Wine Ltd, Booths, Mondi Board, Recycling Lives and Business Post.

**DESCRIPTION**

The property comprises a steel portal frame industrial unit incorporating office accommodation which benefits from the following:

- 4.0 metre eaves height
- Small fully enclosed yard
- Secured by perimeter fencing and gates
- Junction 31a M6 within 1 mile
- Competitive rental

Elevations of low level cavity brick/block work with lined profile metal cladding above. Loading access is by means of a manually operated 4m x 4m roller shutter door opening onto a concrete surfaced yard area to the front elevation which provides ample parking for commercial vehicles and cars.

The premises are predominantly open plan with ancillary office accommodation and facilities including male and female toilets.

**ACCOMMODATION**

Approximate net internal areas: 282.18 sq m (3,037 sq ft)

**TERMS**

The unit is available by way of a new lease with terms to be agreed.

**RENTAL**

£15,000 per annum exclusive

**RATEABLE VALUE**

£12,750 (2010 list)  
The estimated rates payable £6,285 (2015/2016)

**VAT**

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

**EPC**

Available upon request.

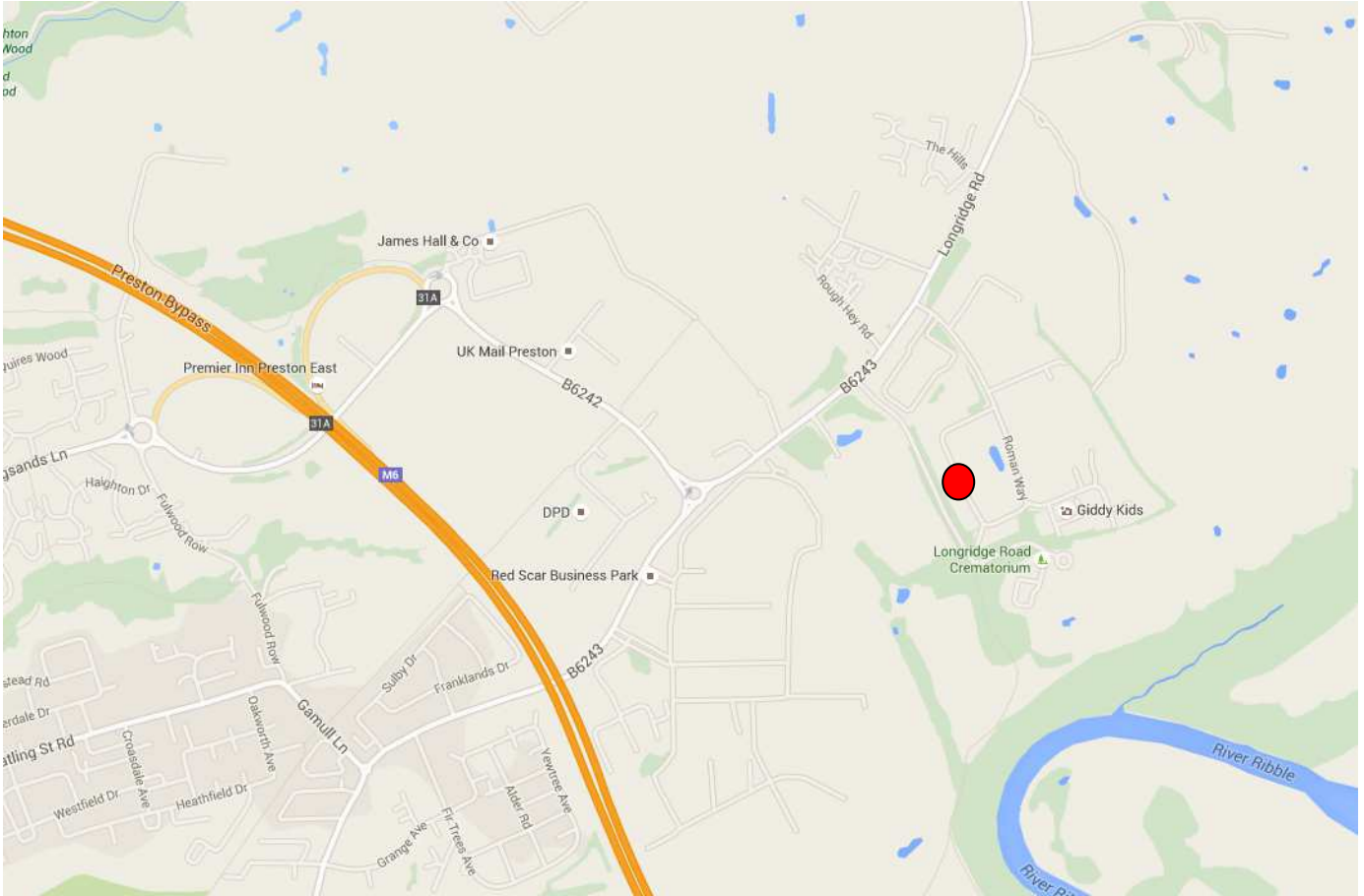
**LEGAL FEES**

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

**VIEWING**

Danny Pinkus T: 01772 769000 E: [danny@pinkus.co.uk](mailto:danny@pinkus.co.uk)

**[www.pinkus.co.uk](http://www.pinkus.co.uk)**



**Energy Performance Certificate**  
Non-Domestic Building



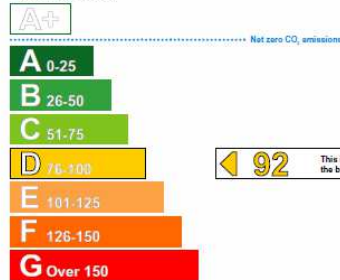
Unit 31  
Roman Way  
Longridge Road, Ribblesdale  
PRESTON  
PR2 5BB

Certificate Reference Number:  
0980-7935-0340-5950-4014

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**

More energy efficient



◀ 92 This is how energy efficient the building is

Less energy efficient

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 285  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 81.15

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
24 If newly built  
84 If typical of the existing stock

**Administrative information**

This is an Energy Performance Certificate as defined in SI2007/991 as amended  
Assessment Software: DesignBuilder SBEM v3.0.0 using calculation engine SBEM v4.1.6.3  
Property Reference: 714354560000  
Assessor Name: Richard Davis  
Assessor Number: LCEA124903  
Accreditation Scheme: CIBSE Certification Limited  
Employer/Trading Name: Salus House/Dyson Wood Way Bradley Business Park/Isdonfield/RT2 10N  
Employer/Trading Address: Salus House/Dyson Wood Way Bradley Business Park/Isdonfield/RT2 10N  
Issue Date: 26 Aug 2021  
Valid Until: 25 Aug 2021 (unless superseded by a later certificate)  
Related Party Disclosure: Not related to the owner  
Recommendations for improving the property are contained in Report Reference Number: 9751-4056-0304-0400-9095

**If you have a complaint or wish to confirm that the certificate is genuine**

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedure for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005