



South Rings | Bamber Bridge | Preston | PR5 6BZ



Indicative Boundary

To Let

Modern Warehouse / Logistics Unit
42,948 sq ft (3,990 sq m)

Description & Specification

The building was constructed in 2022 has largely been developed to an institutional design and specification. The layout of the site is ideal for most occupiers, with a separate car park to the front, gated yard to the rear elevation. The building is well-proportioned, having approximately 2:1 length to depth.



9m at haunch
and 11m at apex



2 bay steel portal
frame construction



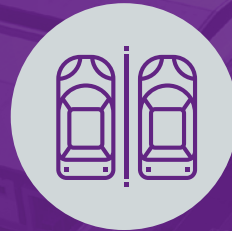
3 x ground level doors
to the rear elevation



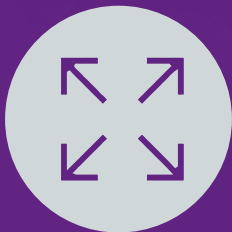
2 dock level (via
lift system) doors
suitable for single
and double decked
trailers



Modern profile
metal cladding to
the elevations and
roof, with excellent
natural light via
rooflights



46 car parking
spaces, including
2 with EV charging,
and 2 disabled

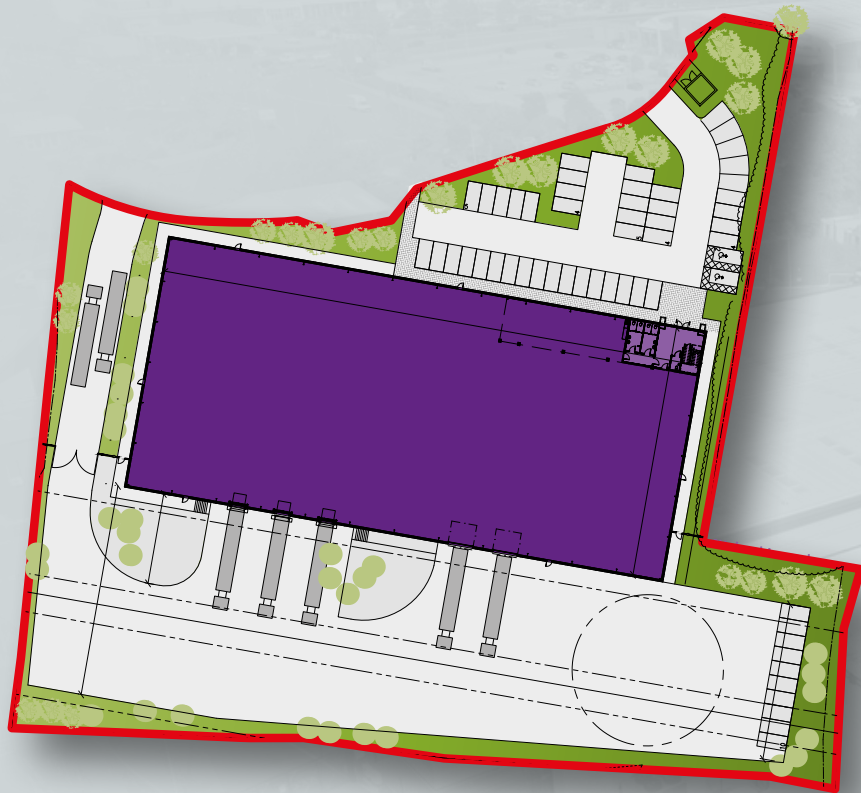


30m deep yard which is both gated
(electric) and fenced and also has
the benefit of extending beyond the
building's length to give extra open
storage/vehicle parking areas





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Accommodation

We have measured the property to have the following approximate gross internal areas:

Area	sq m	sq ft
Warehouse	3,462.2	37,627
Ground Floor Office and Welfare	268.2	2,887
First Floor Office and Welfare	259.6	2,794
Total	3,990	42,948

Planning

We understand the property benefits from B1, B2 and B8 consent, with no hours of use restrictions. Interested parties should satisfy themselves.

Services

We understand the property benefits from all mains services. Interested parties should satisfy themselves.

Business Rates

We note from the VOA website that the property has a Rateable Value of £262,604.





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Location

South Rings is a 37 acre mixed use development comprising offices, hotel, retail & leisure and industrial uses.

The subject building fronts Craven drive, off the A6 which is at the intersection of 3 motorways (J29 M6, J1 M65, J9 M61).

The City of Preston is 4 miles to the north, whilst Greater Manchester and Merseyside conurbations are approximately 20 miles to the south.

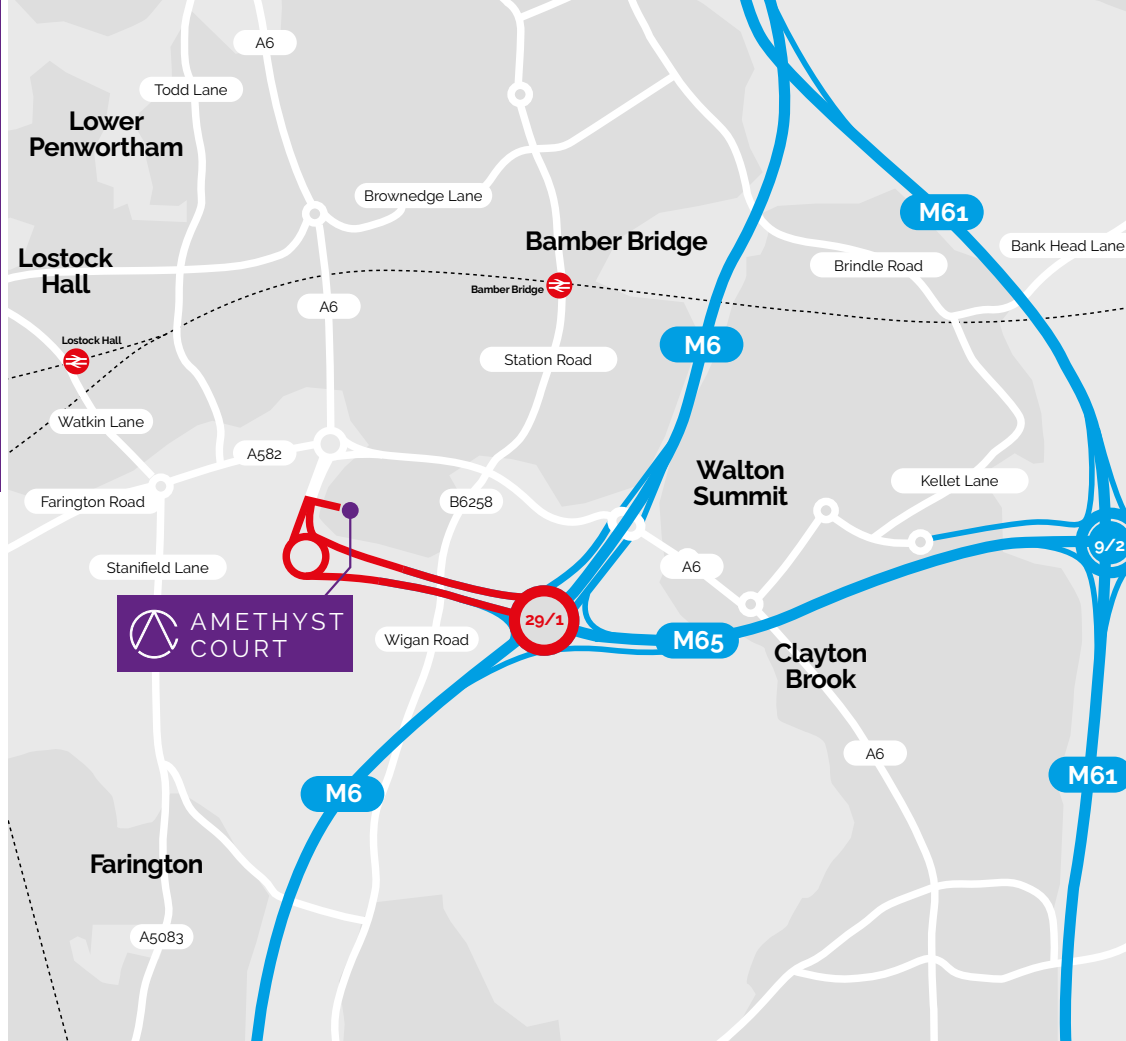
Terms

The property is currently held by way of an existing lease, with the following key terms:-

Expiry Date – October 2037 • Rent – £7.75 per sq ft • Rent Review – the next rent review is October 2027.

We can therefore offer the property by way of assignment or sublease, subject to terms being agreed. Given recent rental growth, the new rent on a sub letting will be at the current market rental value.

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EPC

We note from the EPC Register that there is a current EPC expiring in October 2032, with a score of A17. This was produced prior to the existing tenants fit out.

Contacts

**AVISON
YOUNG**

James Goode

M: 07891 810260

james.goode@avisonyoung.com

Simon Hampson

M: 07891 810255

simon.hampson@avisonyoung.com