

# Roman Way Industrial Estate

Unit 10, Roman Way, Preston. PR2 5BD

Warehouse | 3,020 - 9,101 ft<sup>2</sup>



LED lighting



Parking available



Roller shutter door



Secure yard



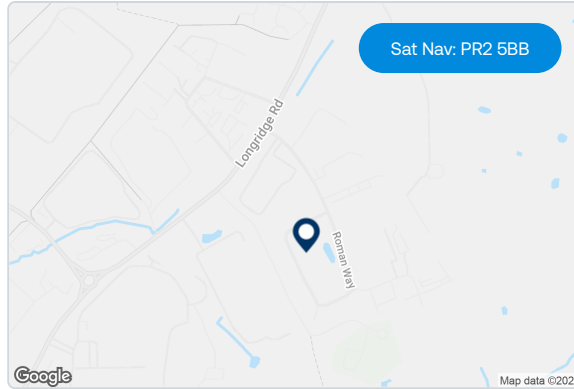
Undergoing Refurbishment



Three Phase Power

Available to Let





## Description

This mid-terrace unit is of steel portal framed construction benefitting from electrically operated roller shutter doors, with minimum eaves height of circa 5m, three-phase power supply, gas fired, hot-air blow heaters, LED lighting within the warehouse, staff and customer parking across the full frontage, W.C.'s and kitchen facilities and large secure yard.

A Service Charge is payable as a contribution to maintaining the common parts of the development, details are available on request.

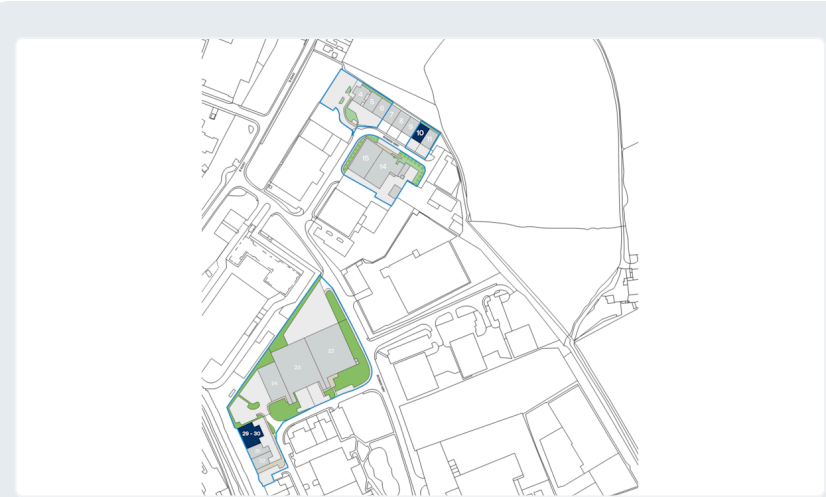
Rateable Value £16,500 (April 2026 List). Estimated Rates payable £7,000 per annum.

## Location

Roman Way Industrial Estate is one of Lancashire's best located business parks, off Longridge Road and within less than 1 mile of Junction 31A of the M6 motorway. This provides excellent access to the wider, regional motorway network with Manchester, Warrington and Liverpool all less than 1 hour drive time.

Preston City Centre is situated to the west and Blackburn, the Fylde coast towns and Lancaster are all within a 15-mile radius.

Nearby occupiers include Board24 Ltd, EH Booth & Co and Watson Manufacturing and local amenities are available at the nearby Bluebell Way Services including Spar Supermarket, Starbucks Drive-Thru and Subway



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 10	Warehouse	3,020	Immediately
Units 29 & 30	Warehouse	6,081	Immediately
Total		9,101	

Rent available on request

## Further information

### EPC

Unit 10: D, Units 29 & 30: E

### Terms

Available on new full repairing and insuring leases.

### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

**Mileway**

Adam Smith  
northwest@mileway.com  
01925 358160



Danny Pinkus  
danny@pinkus.co.uk  
07971 200015

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**