



## Unit 2, JBF Units

Dewhurst Row, Preston PR5 6BB

Industrial/Warehouse Premises  
189.15 SQM (2,036 SQFT)

**£18,500** per annum

- Self-contained industrial unit within shared community of 3 units
- Service yard and car parking to the front
- Excellent location, close to M6/M65 motorway intersection at Bamber Bridge

# To Let

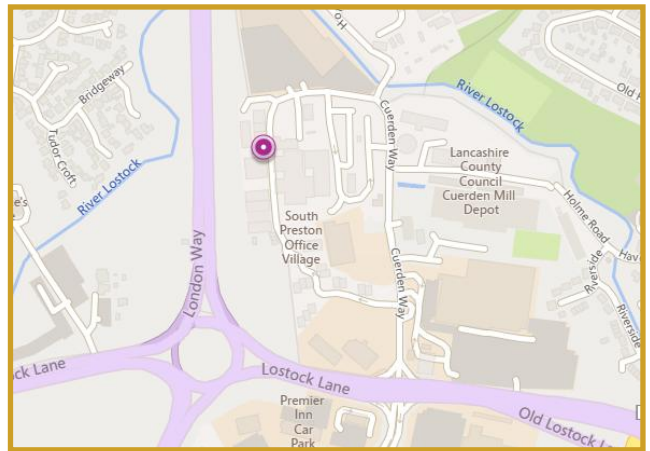
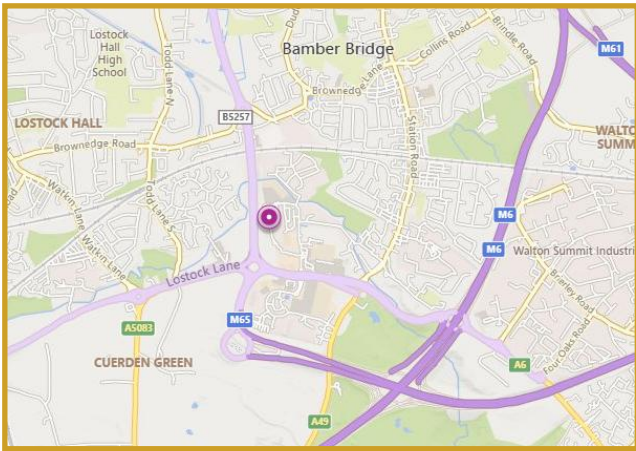
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e: [info@parkinsonre.com](mailto:info@parkinsonre.com)

www: [parkinsonre.com](http://parkinsonre.com)







Location

The property is situated off Dewhurst Row within a recognized commercial location which benefits excellent links to the motorway network. Property within the immediate vicinity include other industrial units, offices and retail outlets with notable occupiers to include Lancashire County council, Matalan, Aldi & Sainsburys.

Description

The unit comprises the mid unit of 3 terraced units within this small complex. The unit is served by a shared, secure, fenced and gated yard which also provides parking. 4 spaces are allocated to the unit in addition to loading facilities via an electrically operated roller shutter door to the front elevation. The unit is regular in shape providing open plan space with a working height of 5m. It also benefits reception offices and WC facilities.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. The electric is a sub-metered supply off the landlords connection. Please note that neither service connections nor any appliances have or will been tested prior to completion

Accommodation

The unit provides the following dimensions 19.5m in length by 9.7m in width providing for a gross internal area of 189.15 sqm (2036 sqft)

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available.

	Rateable Value	Estimated Rates
Workshop & Premises	£8,600	£4,291.40 p.a.

Terms

The premises are available to let on a full repairing and insuring lease basis at a term to be agreed. A deposit will be requested.

Rental

£18,500 per annum exclusive.

Service Charge

We are unaware of any specific service or estate charge that apply to the property however given that there is a communal yard it is expected that the upkeep of this yard along with secured boundaries and gates will be maintained between the 3 occupiers on an equally apportioned basis.

VAT

The property does not currently attract VAT however the landlord may, in the future, elect for the property to be VAT registered in which case VAT would become payable on the rent.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents  
Email: info@parkinsonre.com  
Tel: 01942 741800

Subject to Contract

Ref: AG0830 July 2025.

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