

To Let  
£26,500 p.a. exclusive



# Detached Warehouse/Workshop Unit with Yard

3,238 SQ FT (300.84 SQ M)

📍 281 PRESTON ROAD, COPPULL, CHORLEY, PR7 5DU

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Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent main road frontage onto Preston Road
- Established mixed-use location with roadside presence
- 4 x electronically operated loading doors (1 x full height), providing excellent access
- Combination of warehouse/workshop accommodation with well-presented air conditioned office content
- Suitable for a wide range of commercial uses (subject to consent)
- Self-contained yard area
- 8 x car parking spaces
- May suit trade counter, storage, distribution and e-commerce uses
- Potential suitability for leisure or alternative uses
- New Full Repairing and Insuring (FRI) lease available
- Rent: £26,500 per annum exclusive



## LOCATION

The property occupies a prominent and highly visible main road position fronting Preston Road within the established village of Coppull, adjacent to Coppull St John's Church of England Primary School and the Albion Arms Public House. The surrounding area comprises a well-established mix of residential, community and commercial uses.

Coppull is strategically positioned between Chorley and Wigan, both of which are within a short drive and provide access to a wide labour pool and strong regional transport connections. The location also benefits from convenient access to the wider motorway network via the M6 and M61, supporting distribution and trade-based occupiers across the North-West.

## DESCRIPTION

The property comprises a versatile, detached warehouse/workshop unit extending to approximately 300.78 sq m (3,238 sq ft) Gross Internal Area, arranged across ground and mezzanine/first-floor levels. The property is of a modern, steel portal framed construction with aluminium clad, profile sheet elevations, set beneath a pitched and profile roof covering incorporating 10% translucent roof lights.

Internally, the accommodation is presented to a good standard throughout and benefits from four electronically operated loading doors positioned along the right-hand elevation, providing excellent access to the main warehouse/workshop space. The mezzanine level is accessed via an internal staircase and offers additional storage/workshop space, together with 2/3 office rooms, supporting a range of operational requirements.

Externally, the property benefits from a self-contained yard area, plus on-site car parking for at least 8 vehicles.

Overall, the premises provide good quality, flexible accommodation suitable for a range of occupiers including e-commerce/mail-order operators, storage and distribution users, trade counter occupiers, leisure-based businesses, and potentially alternative uses such as dog day-care facilities (subject to the necessary consents).

Floor plans are available below.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	177.06	1,906
Mezzanine	123.78	1,332
<b>Total</b>	<b>300.84</b>	<b>3,238*</b>

\*Excludes single storey extension at the rear

The property occupies a total site area of 0.169 acres (0.069 hectares).

## SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

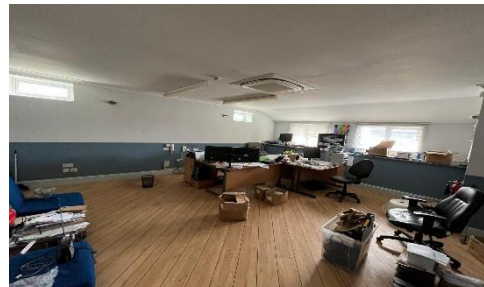
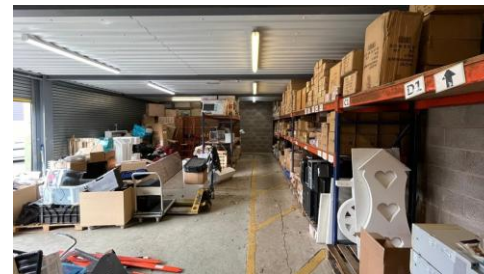
Rental - £26,500 per annum exclusive.

## VAT

VAT is not applicable.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £16,250, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries with Chorley Council to clarify the rates payable for the property.** The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.



## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## USE/PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission) - it is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Chorley Council).

## EPC

The property has an current Energy Efficiency Rating of E(116). The certificate is valid until 15th August 2029. A full copy of the Report is available upon request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Director

BSc (HONS), MRICS | RICS Registered Valuer

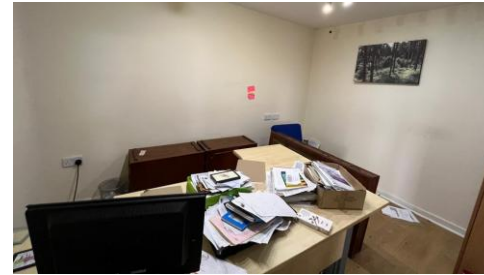
01257 441474 [daniel.westwell@turnerwestwell.co.uk](mailto:daniel.westwell@turnerwestwell.co.uk)

**Nathan Broughton** | Graduate Surveyor

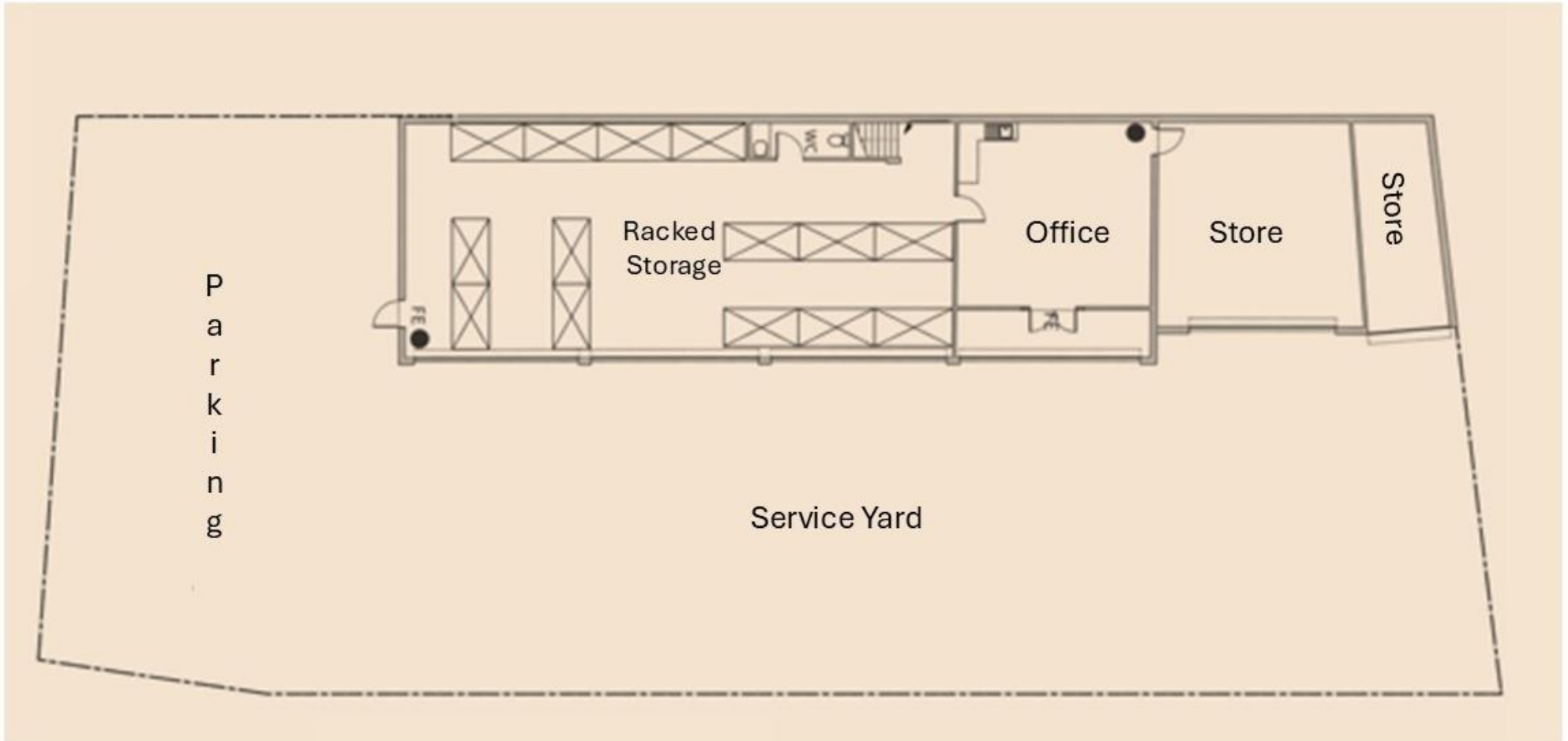
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**Important Notice:** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



GROUND FLOOR



**FIRST FLOOR**

