BEN ROSE



Inkerman Street, Ashton-On-Ribble, Preston

Offers Over £135,000

Ben Rose Estate Agents are pleased to present to market this two-storey office building, situated within an end-terrace property in Preston, Lancashire. Offering a practical and versatile layout, this property is well suited to investors or businesses seeking functional workspace in a convenient location. Preston provides excellent connectivity, with a mainline train station offering direct routes to major cities including Manchester, Liverpool and London. The area is also well served by local bus routes and benefits from easy access to the M6, M55 and M65 motorways, making it ideal for commuting and business operations. A range of nearby amenities including shops, cafés and professional services further enhance the property's appeal.

Entering the property, you are welcomed into an entrance hall which can be utilised as a waiting or reception area, creating a practical first point of contact for clients or visitors. This space also provides access to useful understairs storage. From here, you move through to a large ground floor office, offering flexible working space. There is also a small kitchenette area fitted with a sink, providing basic facilities for staff use.

To the first floor, the layout continues to prioritise functionality, with a spacious office area that can accommodate multiple workstations or be adapted to suit specific business needs. This floor also includes two separate toilet facilities, adding convenience for staff and visitors.

Externally, the property benefits from a rear yard, which is accessed externally. Overall, this is a straightforward and adaptable commercial property in a well-connected location, offering a solid opportunity for a range of business or investment purposes.








20
ZONE











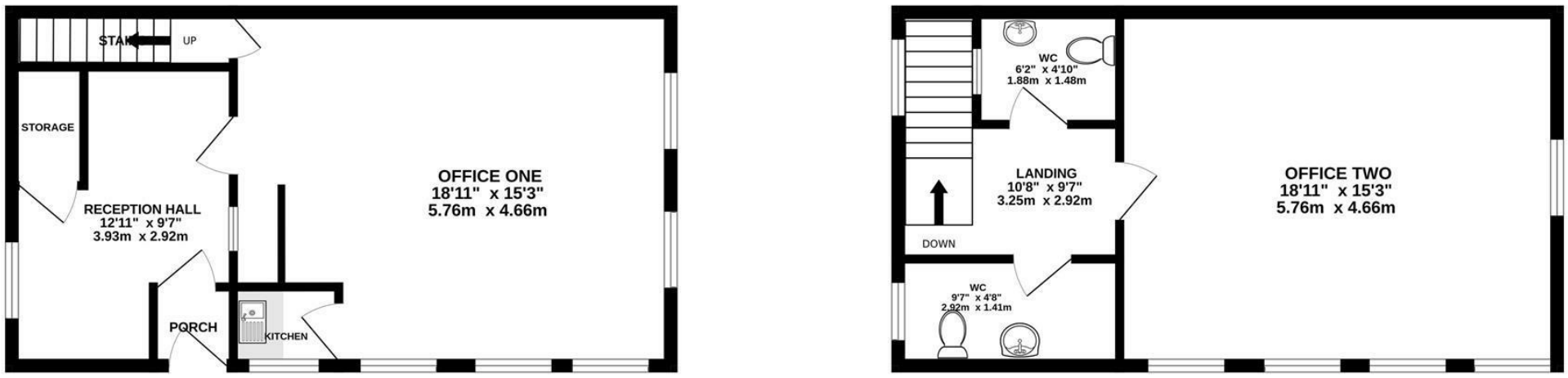


T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB

BEN ROSE

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

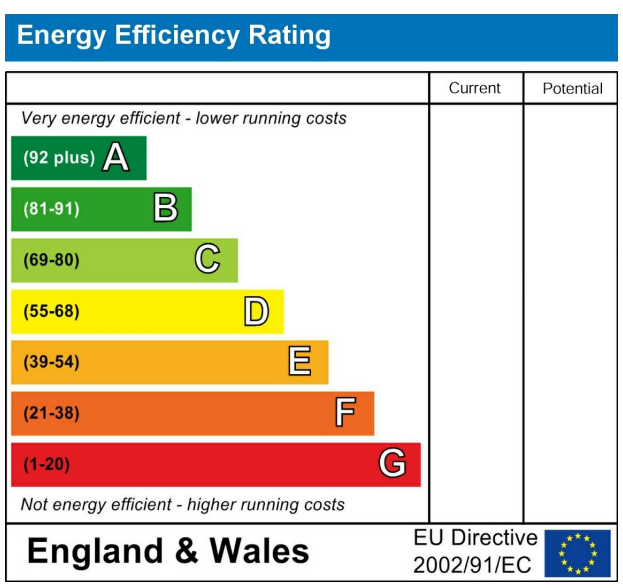
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.

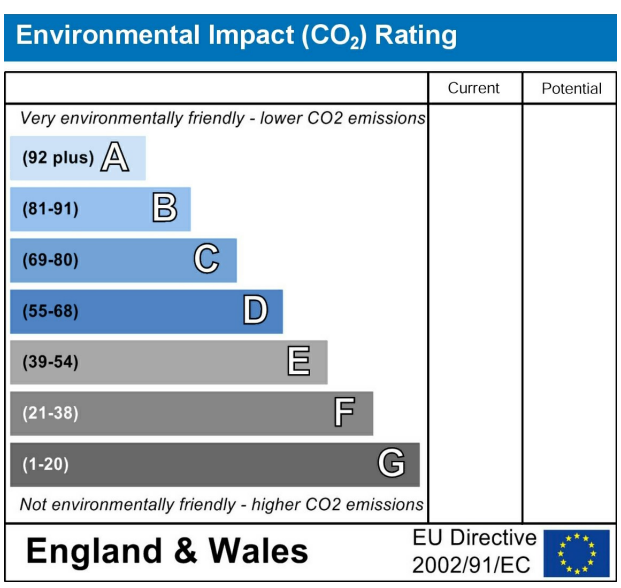


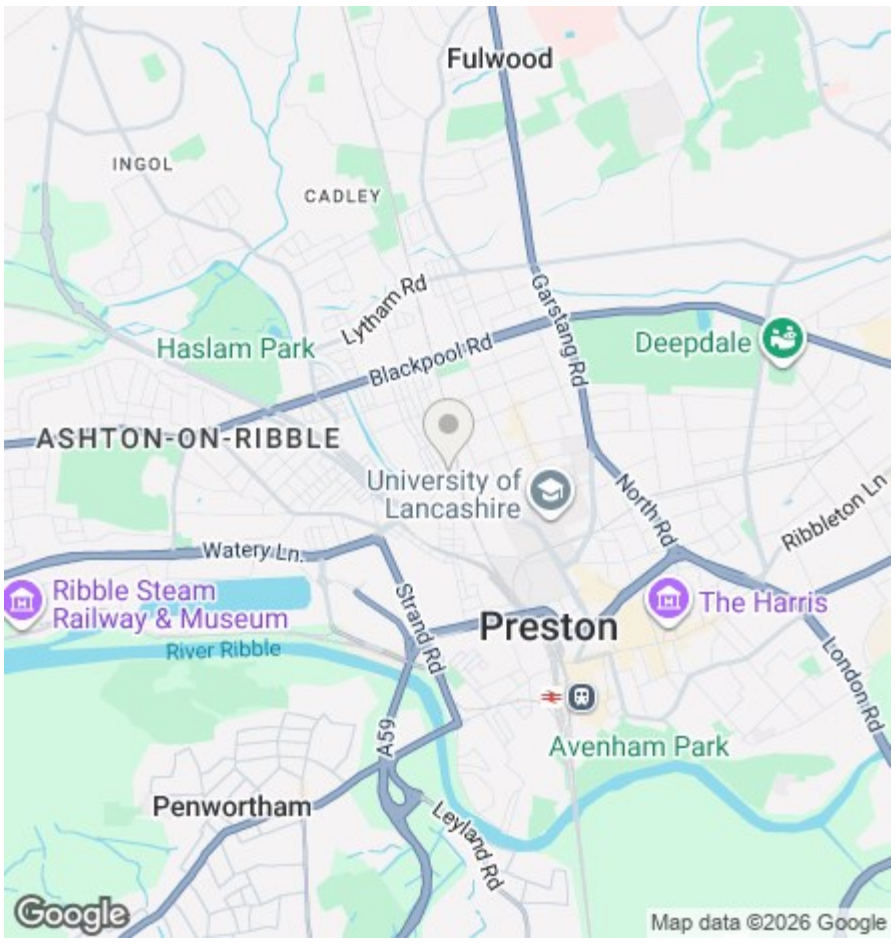
TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 237327 | W WWW.BEN-ROSE.CO.UK | E BAMBERBRIDGE@BEN-ROSE.CO.UK | 201 STATION ROAD PR5 6LB