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**TO
LET**



REFURBISHED OFFICE SUITE

117 m² (1,259 ft²)

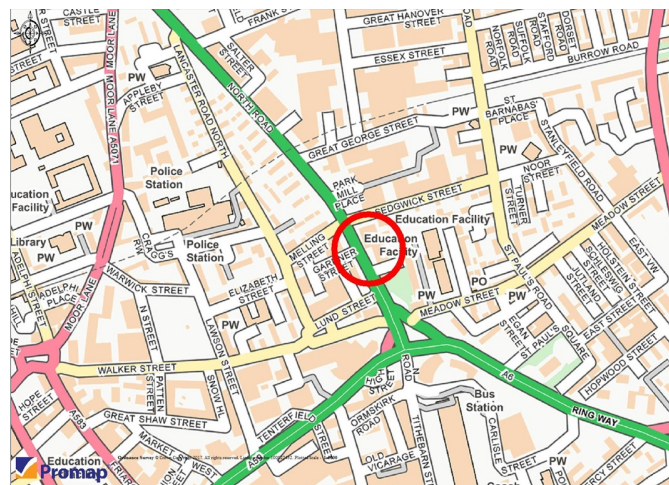
1st Floor Office Suite
196 North Road
Preston
PR1 1YP

- Prominent location
- Allocated car parking
- Flexible lease terms available

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Preston office **T** | 01772 883388
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 China Street **E** | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1EX



Location

The offices are located with excellent frontage on to North Road close to its junction with Ringway. North Road is one of the main arterial routes leading into Preston City Centre.

Preston Law Courts are situated close by together with numerous office and trade retail occupiers also within the immediate vicinity.

Description

Self contained office premises constructed of brick beneath flat roof.

The accommodation comprises mixed good sized open plan and cellular offices together with kitchen and WC facilities. The suite further benefits from partial Category II lighting, gas fired central heating and air conditioning.

Externally there are 2 dedicated car parking spaces available with the suite. Further on road car parking is available within the immediate vicinity.

Accommodation

The approximate net internal floor area has been estimated as follows:-

	m ²	ft ²
Ground floor reception	10	107
First floor	107	1,152
Total	117	1,259

Services

We understand mains electricity, water, gas and drainage are available to the premises.

Rating Assessment

The property has a current Rateable Value of £7,500. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties are, however, advised to make their own enquiries of Preston City Council (tel. 01772 906972).

Planning

It is understood that the premises have an existing use as offices under Class B1(a) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council Planning Department (01772 906912).

Tenure

The premises are available by way of a new lease for a term of years to be agreed subject to tenant's status.

Rental

£10,000 per annum, exclusive.

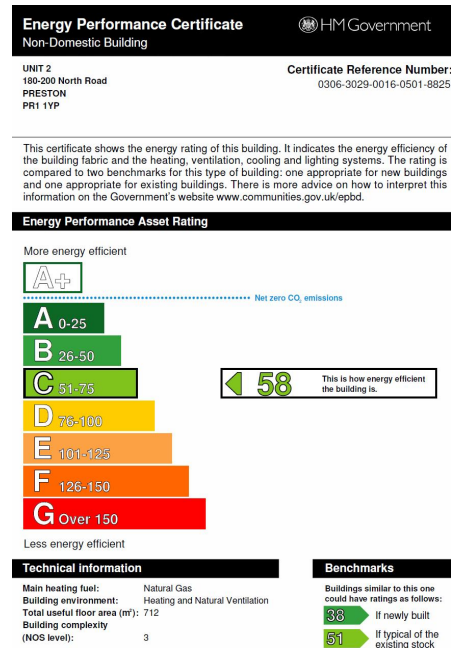
Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate



VAT

All rentals quoted are exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk