Chartered Surveyors Commercial Property Consultants Valuers





OFFICE SUITES AND INDUSTRIAL UNITS

51.6 m² (556 ft²) — 135 m² (1,453 ft²)

Preston Technology Centre Marsh Lane Preston Lancashire PR1 8UQ

- Located close to Preston Town Centre
- Suites available on flexible terms
- Onsite meeting and conference facilities

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Location

Preston Technology Centre is located on Marsh Lane, Preston, within 5 minutes of the City Centre.

The M6/M65/M61 interchange is located approximately 4 miles to the south and can be readily reached either via A582 or A6.

Preston's main train station is also located within approximately 10 minutes walk.

Description

The Technology Centre comprises a combination of modern offices, high tech industrial units, studio space, commercial units and workshops all situated on a self-contained campus.

The self-contained office units are located around an attractive central full height atrium at the heart of the building.

The business centre is able to provide meeting, training and conferencing facilities which are available on an hourly or daily basis. Car parking is provided on site.

Accommodation

Suites from 51.6 m² (556 ft²) to 135 m² (1,453 ft²) may be available. Please refer to the current availability schedule attached.

Rating Assessments

Occupiers are responsible for any national nondomestic rates attributable their to accommodation.

Individual rating assessments can be found on the Office Agency's website Valuation at www.gov.uk/correct-your-business-rates.

Occupiers may also be applicable for small business rates relief subject to individual circumstances and should make their own enquiries of Preston City Council on (01772) 906972.

Planning

The accommodation has an established use within Class B1 of the Use Classes Order 1987 (as amended).

Terms

The suites are available on flexible terms.

Rental

Rentals include the following:-

- · repair and maintenance of all common parts:
- 24/7 monitored CCTV surveillance;
- manned reception during normal office hours
- buildings insurance.

Tenants will be responsible for payment of:-

- gas, electricity and water charges;
- · business rates applicable to their own accommodation;
- IT/telecoms connections;
- cleaning and maintenance of own accommodation.

Please refer to the current availability schedule for further details.

Photographs and Plans

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



Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building	HMGovernment
Preston Technology Managment Centre Marsh Lane PRESTON PR1 8UQ	Certificate Reference Number: 0910-0035-7489-9302-2006

s the energy rating of this building. It indicates the energent and the heating, ventilation, cooling and lighting systems chmarks for this type of building: one appropriate for new istinto buildings. There is more advice on how to intervert allos do caracteristicates for the t Energy Performance Certificates for the on the Government's website at collections/energy-performance-certificate

More energy efficient				
At				
A 0-25		 Net zero CO₂ emissions 		
B 26-50				
C 51-75				
D 76-100				
E 101-125		110 This is ho the buildir	w energy efficient og is.	
F 126-150				
G Over 150				
Less energy efficient				
Technical Information			Benchma	rks
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation		Buildings sin one could ha follows:	milar to this ave ratings as	
Total useful floor area (m ² Building complexity (NOS		3861 3	22	If newly built
Building emission rate (kg		-	73	If typical of the

VAT

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

Not a

Legal Costs

Primary energy use (kWh/m² per year)

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

Enquiries

Please contact Eckersley				
Telephone:	01772 883388			
Contact:	Fiona Warren			
Email:	fw@eckersleyproperty.co.uk			

