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incorporating Irvine Taylor

**TO
LET**



SELF-CONTAINED OFFICES

251.5 m² (2,706 ft²)

**1-2 Eastway Business
Village
Fulwood
Preston
PR2 9WT**

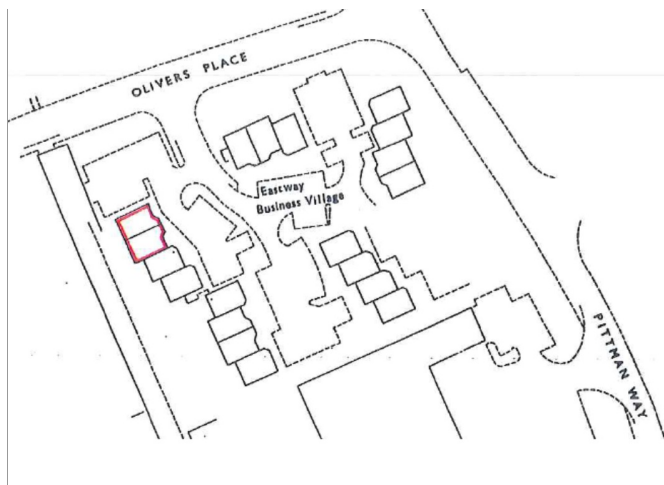
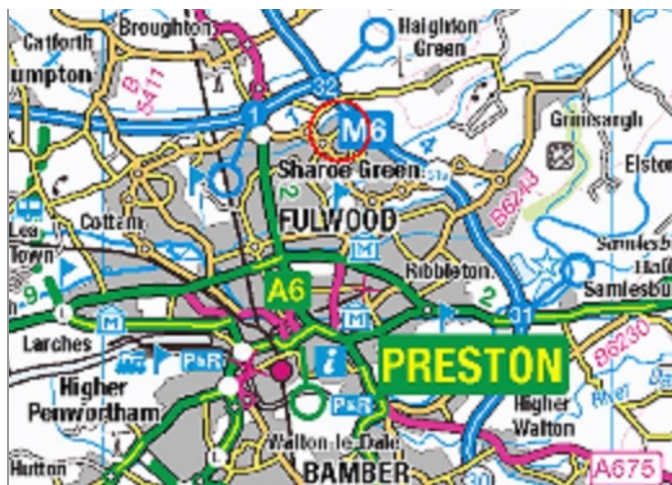
- Accessible location
- Attractive self-contained premises
- On-site car parking
- Open plan accommodation

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Location

Eastway Business Village is located within the North Preston Employment Area approximately 3 miles to the north of Preston City Centre.

The location benefits from excellent motorway connections with easy access to junction 1 of the M55 Motorway (junction 32 of the M6) and junction 31a of the M6 Motorway.

Nearby occupiers include the Lancashire NHS Trust, Zebra Technologies, a major Royal Mail sorting office and an Asda Superstore.

Description

The unit comprises a two storey self-contained end terraced office building of brickwork construction beneath a pitched roof and features an attractive glazed entrance atrium.

The building provides predominantly open plan accommodation over ground and first floors together with kitchen and WC facilities at ground floor level.

The accommodation is carpeted and decorated throughout incorporating a suspended ceiling with recessed lighting.

Externally, 10 dedicated car parking spaces are provided.

Accommodation

The premises extend to the following approximate net internal (NIA) areas:

	m ²	ft ²
Ground floor	119.5	1,286
First floor	132.0	1,420
Total	251.5	2,706

Services

We believe the premises have mains connections to electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £18,750.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

Planning

We understand that the premises benefit from a planning use within Class B1 (a) (offices) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council (tel. 01772 906912).

Terms

The property will be available to let by way of a new full repairing and insuring lease for a term to be agreed with effect from November 2018.

Asking Rental

£27,500 per annum, exclusive.

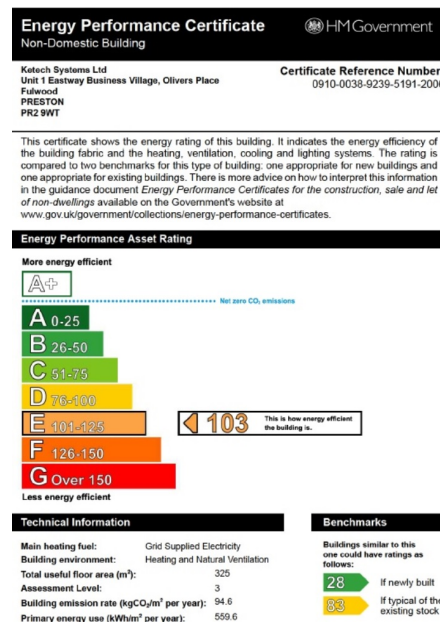
Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

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

Energy Performance Certificate



Legal Costs

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk