



OFFICES TO LET

SECOND FLOOR,
MOSSGATE,
MEDICAL CENTRE,
MIDDLETON WAY,
HEYSHAM

LOCATION

The office accommodation is located to the second floor within the newly developed Medical Centre which fronts Middleton Way, Heysham.

Morecambe and Lancaster lie approximately 3 miles and 7 miles to the north respectively.

DESCRIPTION

The office accommodation benefits from:

- Perimeter trunking
- Suspended ceiling incorporating recessed lighting
- Solid flooring
- Upvc windows
- Lift and WC facilities

FLOOR AREAS

Approximate net internal areas:

Suite A	156.49 sq m	(1,683 sq ft)
Suite B	192.28 sq m	(2,068 sq ft)
Total	348.61 sq m	(3,751 sq ft)

Additional storage areas are available. Further details upon request.

TERMS

The suites are available by way of a new lease with terms to be agreed.

RENTAL

£10.00 per sq ft

SERVICE CHARGE

A service charge will be levied to cover the cost of the management and maintenance of the common areas. Further details available upon request.

RATES

To be assessed.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for its own legal costs.

VIEWING

Strictly by appointment

CONTACT

Mark Harrison

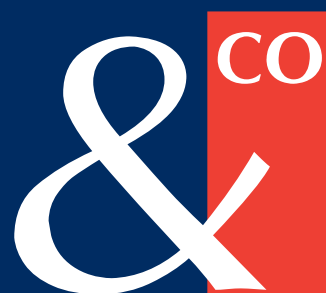
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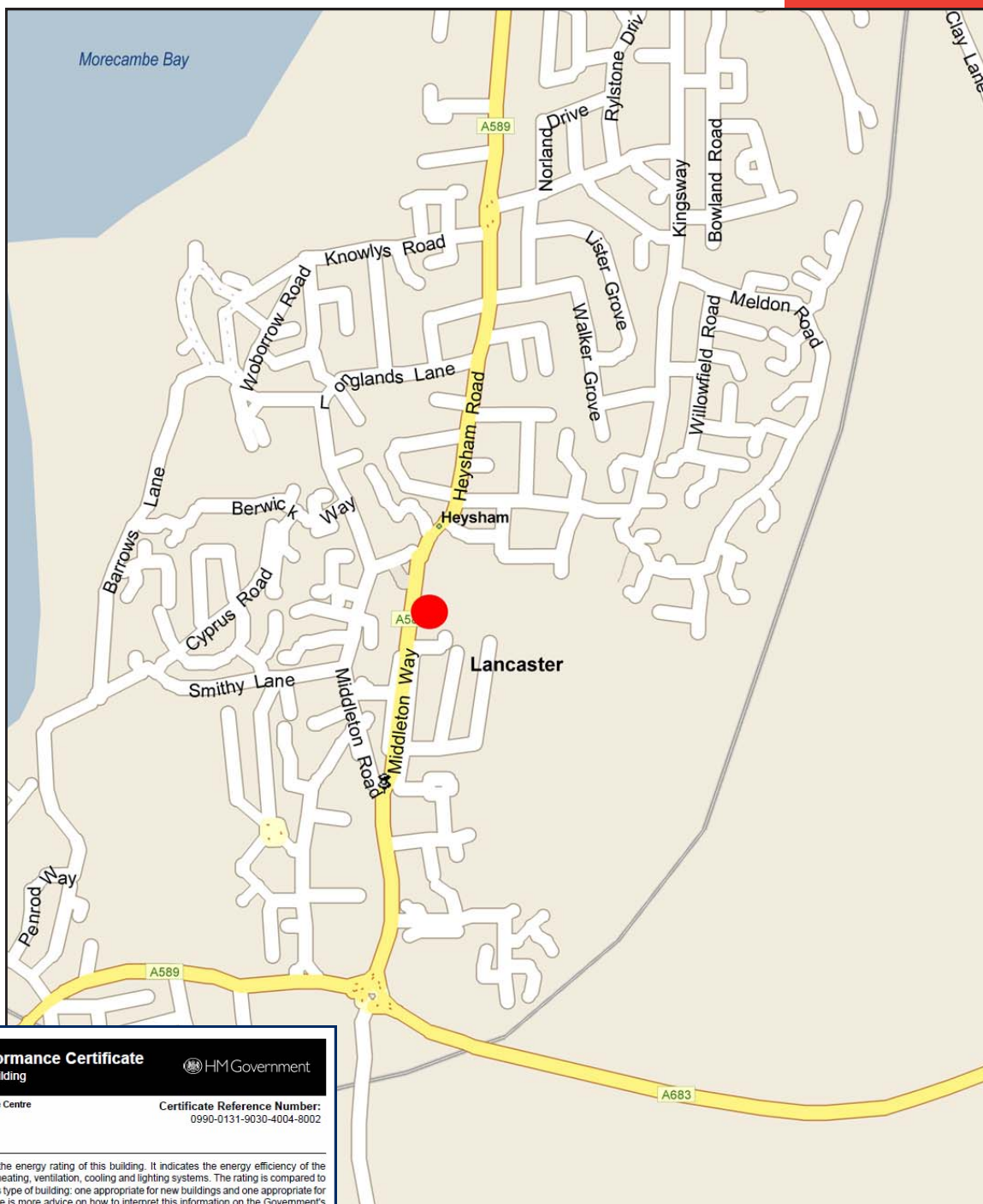
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Energy Performance Certificate
Non-Domestic Building

Heysham Primary Care Centre
Middleton Way
Heysham
MORECAMBE
LA3 2LE

Certificate Reference Number:
0990-0131-9030-4004-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

29 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 3930
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 15.53

Benchmarks

Buildings similar to this one could have rating as follows:
29 If newly built
79 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk
01772 769000

16-18 Riversway Business Village,
Navigation Way, Preston PR2 2YP

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