

OFFICE TO LET /MAY SELL

**London House
Primrose Hill,
Preston
PR1 4BX**

LOCATION

The property occupies a prominent position on Primrose Hill just off London Road (A6), the main thoroughfare through the city of Preston, and approximately one mile to the south end of the city centre. There is a mixed commercial/residential area with a number of office occupiers such as Job Centre situated close by, together with retailers such as Greggs Lidl, The Range, Aldi, Costa Coffee and a number of residential schemes such as Centenary mill are also nearby.

DESCRIPTION

The property comprises a five-storey former office building, which until recently was occupied as an educational establishment. There is on-site parking for approximately 50 cars.

FLOOR AREAS

Ground Floor	489.88 sq m	(5,273 sq ft)
First Floor	505.76 sq m	(5,444 sq ft)
Second Floor	496.20 sq m	(5,341 sq ft)
Third Floor	517.75 sq m	(5,573 sq ft)
Fourth Floor	515.24 sq m	(5,546 sq ft)
Total	2,524.83 sq m	(27,177sq ft)

TENURE

The property is held on a long lease from Preston City Council to run from 1st December 2017 to 20th November 2142. The rental paid is £11,500 pa to 31st May 2021 and £15,000 pa to 31st May 2032. At 31st May 2032 there is a rent review. Under the terms of the lease the premises can be used as offices, for education purposes or residential (a copy of the ground lease is available upon request).

LEASE

The property is available on the basis of a new lease at a commencing rent of £140,000 pa for a term of years to be agreed.

RENT

On Application

SALE PRICE

Offers are invited for the long leasehold interest.

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

BUSINESS RATES

R.V. £181,000 (2017 list).

VIEWING
Strictly by appointment

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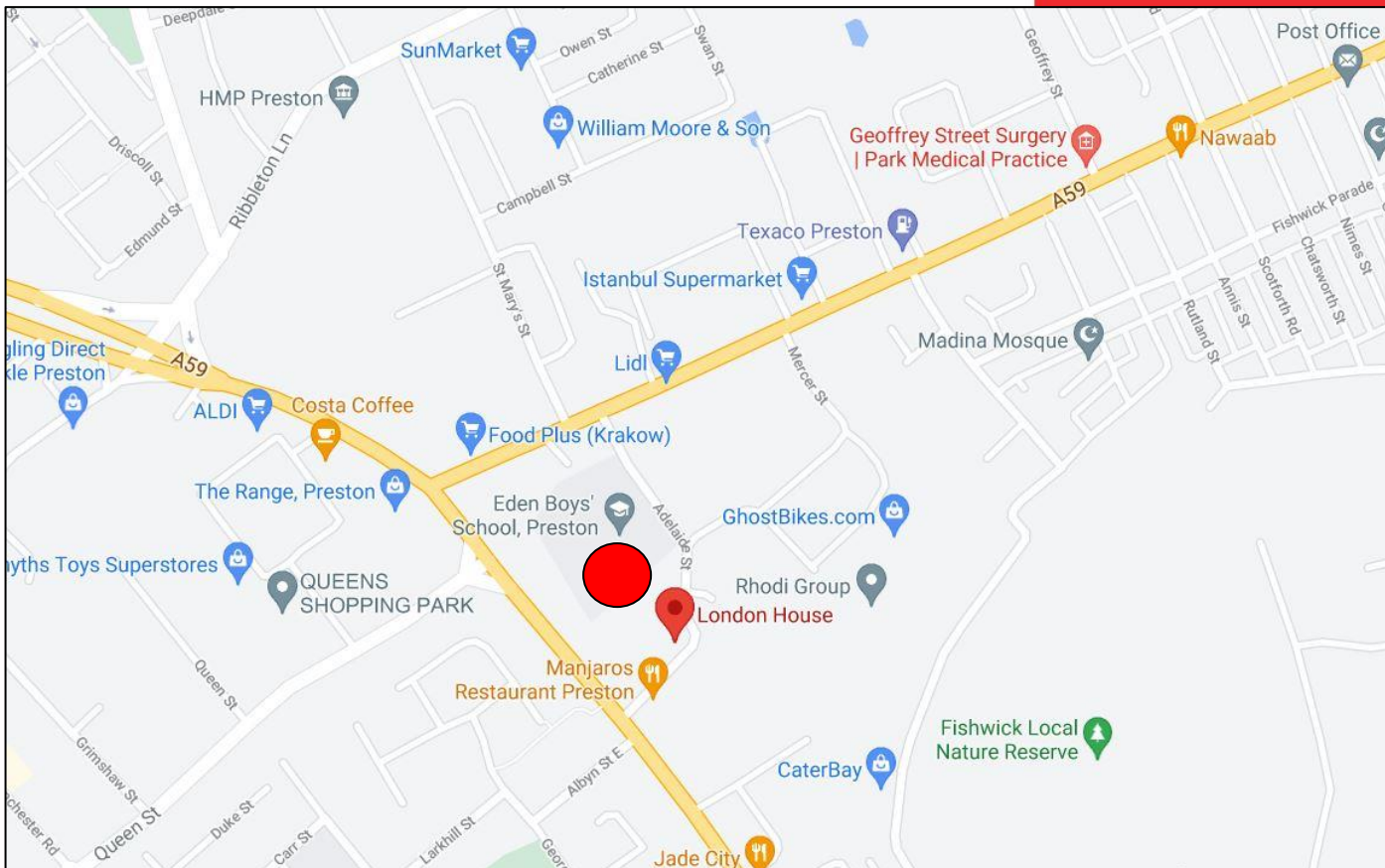
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VAT

VAT is applicable.

LEGAL FEES

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



Display energy certificate (DEC)

HM Government

Olive School Preston
London House
Preston Hill
PRESTON
PR1 4BX

Operational rating
C

Certificate number: 7768-4319-2092-9099-9602
Valid until: 29 December 2021
Total useful floor area: 1470 square metres

Energy performance operational rating
The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.
It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).
The typical score for a public building is 100. This typical score gives an operational rating of D.

Score	Operational rating	This building	Typical
9-25	A		
26-50	B		
51-75	C	69 C	
76-100	D		
101-125	E		
126-150	F		
150+	G		

Total carbon dioxide (CO₂) emissions
This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
December 2020	17	35	0
December 2019	24	29	0

Assessment details
Assessor's name: Adrian Newton
Accreditation scheme: CIBSE Certification Limited
Employer/Trading name: ESOS Energy Ltd
Employer/Trading address: 5th Floor Castlemead, Lower Castle St, Bristol, BS1 3AG
Issue date: 23 March 2021
Nominated date: 30 December 2020
Assessor's declaration: Contractor to the occupier for EPBD services only.

This building's energy use	Electricity	Other fuels
Annual energy use (kWh/m ² /year)	20.99	123.46
Typical energy use (kWh/m ² /year)	40	153.66
Energy from renewables	0%	0%

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www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
Preston
PR1 8BU

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