



## FIRST FLOOR OFFICE TO LET

523 GARSTANG  
ROAD  
BROUGHTON  
PRESTON  
PR3 5DL

### LOCATION

The property is located on Garstang Road (A6) in Broughton, one of the main arterial routes into Preston city centre, just north of M55 (junction 1) and the M6 (junction 32). The new recently opened Broughton bypass which has alleviated congestion through the village, provides an alternative fast connection to the motorway network.

The site lies at the Broughton crossroads at the junction of Garstang Road and Whittingham Lane. On the ground floor of the property is a new restaurant and café bar Chameleon. Other occupiers in the immediate vicinity include Kinders Texaco Petrol Filling Station, The Broughton Inn Public House along with a number of local businesses.

### DESCRIPTION

The modern office is of a high standard and comprises a main open plan office, separate meeting room, WCs and kitchen facilities. There are six car parking spaces to the front of the property and an agreement with the restaurant adjacent, for use of 12 spaces within their car park.

### NET INTERNAL FLOOR AREA

2,030 sq ft (188.59 sq m)

### TERMS

By way of a sub-lease to April 2020.

**RENTAL** – On application.

**RATES** – R.V. £15,250 (2017 list) Estimated Rates Payable £7,100 (2017/2018).

This property may qualify for business rates relief, please contact Preston City Council on 01772 906972 or visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) for further information.

### VAT

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

### LEGAL FEES

Each part to be responsible for its own legal costs in connection with the transaction.

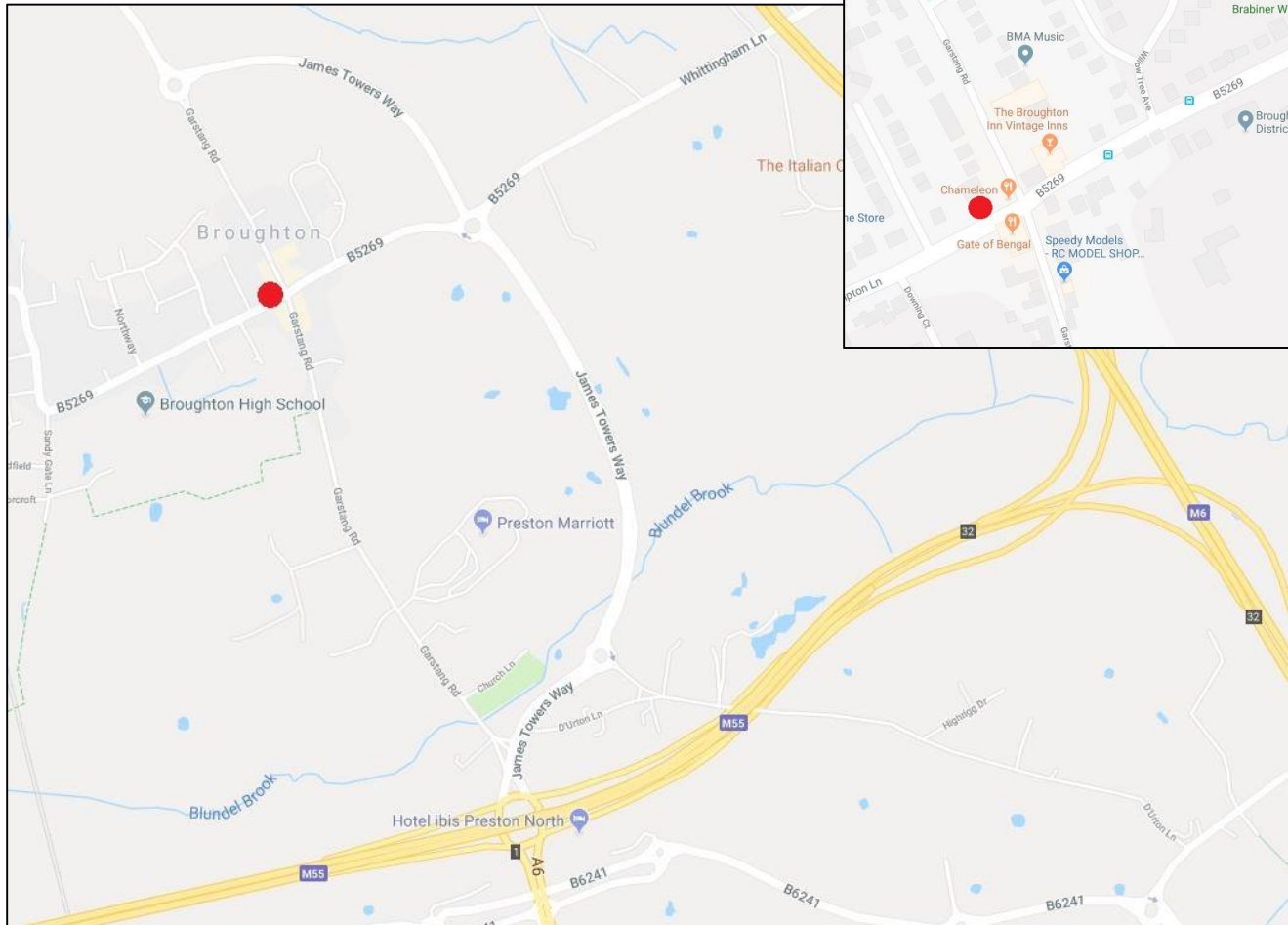
**VIEWING**  
Strictly by appointment

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**Energy Performance Certificate**  
Non-Domestic Building

523 Garstang Road  
Broughton  
PRESTON  
PR3 5DL

**Certificate Reference Number:**  
0030-1933-0376-1670-4014

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

42

This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 525  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 59.91  
Primary energy use (kWh/m<sup>2</sup> per year): 354.41

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
33 If newly built  
97 If typical of the existing stock

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

[www.pinkus.co.uk](http://www.pinkus.co.uk)

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



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