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incorporating Irvine Taylor

**TO  
LET**



## HIGH QUALITY OFFICES

109 m<sup>2</sup> ( 1,173 ft<sup>2</sup> )

**Francis House**  
**Meadowcroft Business Park**  
**Pope Lane**  
**Whitestake**  
**Preston**  
**PR4 4BA**

- Open Plan Accommodation
- Accessible Semi-Rural Situation
- On-Site Car Parking

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## Location

Meadowcroft Business Park is situated in an attractive semi-rural location at Whitestake, approximately three miles to the south west of Preston city centre.

Access to Preston and Leyland is well afforded by Penwortham Way (A582) which also provides easy access to the wider motorway network with the junction of the M6 and the M65 (junction 29 of the M6) being situated within approximately three miles of the property.

## Description

Francis House is well situated with Meadowcroft Business Park and provides self-contained open plan offices over ground and first floors.

The high quality accommodation also provides both kitchen and WC facility on each floor and benefits from an entrance lobby to the side serving the whole of the building.

Externally, there is plentiful on-site car parking.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	55.94	602
First Floor	53.04	571
<b>Total NIA</b>	<b>108.98</b>	<b>1,173</b>

## Services

We understand the premises benefit from mains connections to electricity and water with a sub-metered propane gas supply providing gas central heating throughout the building.

## Planning

The premises have an existing consent for use as offices within Class B1(a) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority, South Ribble Borough Council on 01772 625493.

## Rating Assessment

Each floor of the building is currently separately assessed having the following rating assessments:

Ground Floor	£3,500
First Floor	£2,550

Interested parties are, therefore, recommended to make their own enquiries with South Ribble Borough Council (tel. 01772 421491).

## Tenure

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed.

## Rental

£17,000 per annum exclusive.

The rental includes the following costs:

- external building maintenance
- repair and maintenance of the common areas, car park and access road
- all services provided to the common areas

## VAT

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

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 Genesis IT & Telecommunications  
 Francis House Meadowcroft Business Park, Pope Lane  
 Whitestake  
 PRESTON  
 PR4 4BA  
 Certificate Reference Number: 0410-0931-1189-8109-5096

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

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**Technical Information**

Main heating fuel: LPG  
 Building environment: Heating and Natural ventilation  
 Total useful floor area (m<sup>2</sup>): 135  
 Assessment Level: 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 56.01  
 Primary energy use (kWh/m<sup>2</sup> per year): 287.68

**Benchmarks**

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

## Legal Fees

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

## Photographs and Plans

All photographs and plans are indicative and provided for identification purposes only and should not be relied upon.

## Further Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

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