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**TO
LET**



1ST & 2ND FLOOR OFFICES

23.4 m² (251.8 ft²) — 52.1 m² (561.2 ft²)

**62 Lancaster Road
Preston
PR1 1DD**

- Centrally located
- Accessible position
- Flexible terms

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Location

The premises are situated in a prominent position fronting Lancaster Road at its junction with Crooked Lane directly opposite Preston Town Hall.

The property is within a short walking distance the main retail core of Fishergate and Preston's Magistrates Court and Markets are close by.

Commercial occupiers in the vicinity include the Valuation Office Agency, Secretary of State For Communities and Local Government and Preston City Council as well as a number of national and independent retailers and leisure operators.

The property is well served by public transport with Preston's main Bus Station close by and car parking is available on a number of public car parks in the vicinity.

Description

The premises comprise the first and second floors of an end terraced building, the ground floor of which is used for retail/leisure purposes.

The property benefits from a designated entrance from Crooked Lane together with a good sized reception area on the first floor.

Each floor provides a self-contained office suite. WC facilities for both suites are located on the second floor.

The accommodation has been recently refurbished and benefits from suspended ceilings throughout, wall mounted heaters, a hardwired fire and smoke detection installation and intercom entry system. The premises are also freshly decorated and newly carpeted throughout.

Accommodation

The accommodation is available as a whole or in part:-

	m ²	ft ²
First	28.74	309.4
Second	23.39	251.8
Total	52.13	561.2

Services

Each suite has a separately metered electricity supply.

Rateable Value

The office suites are yet to be assessed.

Planning

We believe the offices have the benefit of an existing consent under Class B1 (business) of the Use classes Order 2005.

Interested parties should make their own enquiries of the Planning Department at Preston City Council, Tel No. 01772 906581.

Tenure

The offices are available as a whole or as two separate suites on terms to be agreed.

Rental

The offices are offered on rentals which will include the following costs:

- Water consumption and water rates
- Repairs and maintenance to common parts
- Buildings insurance
- Fire prevention
- Refuse removal

1st Floor Office Suite - £3,500 pa

2nd Floor Office Suite - £2,750 pa

Energy Performance Certificate

Energy Performance Certificate HM Government

Non-Domestic Building

Achev Ltd
62 Lancaster Road
PRESTON
PR1 1DD

Certificate Reference Number:
0010-0439-6599-6123-4006

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+

Net zero CO₂ emissions

E

102

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 219

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 88.79

Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

94

If typical of the existing stock

VAT

All prices and rentals are quoted exclusive of, but may be liable to, VAT.

Viewing

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk



Regulated By RICS

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