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Commercial Property Consultants
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eckersley
incorporating Irvine Taylor

**TO LET
FOR SALE**



MODERN HIGH SPECIFICATION OFFICES

90 m² (970 ft²)

**First Floor
Unit 5B
Millennium City Office
Park
off Bluebell Way
Preston
PR2 5DB**

- Excellent motorway access with M6 close by
- Raised access floors
- Allocated car parking
- Quality landscaped environment
- Ingoing incentives available, subject to terms
- Reduced Price

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Location

The development is prominently situated within Millennium City Office Park, one of the regions modern prestigious business parks. The M6 motorway lies approximately half a mile distant at Junction 31a providing easy access to the M55, M61 and M65 motorways all being within a short distance.

Immediate occupiers include EH Booths headquarters offices and distribution centre, James Hall (Spar) headquarter offices and distribution centre and the Volkswagen commercial centre.

Description

The premises form part of a terrace of 5 two-storey offices being of steel portal frame construction incorporating feature glass and clad elevations beneath pitched roof.

The accommodation itself is offered at first floor level being self-contained providing a predominantly open plan office together with kitchen.

The office has been finished to a high standard with specification including the following:-

- Generally open plan accommodation
- Double glazed windows
- Raised access floors
- Suspended ceiling
- Category II lighting
- Male, female and disabled WC facilities
- Comfort cooling
- 3 allocated car parking spaces
- High quality landscaping

Accommodation

We have calculated the net internal floor area as follows: 90 m² (970 ft²).

Services

We understand that mains services are connected to the premises including electricity, water and drainage.

Rating Assessment

The property has a Rateable Value of £13,750.

Interested parties are, however, recommended to make their own enquiries with Preston City Council (tel. 01772 906972).

Planning

The premises have consent for use as offices generally falling within Class B1 (a) of the Use Classes Order 2005.

Interested parties are, however, recommended to make their own enquiries with Preston City Council Planning Department (tel. 01772 906912).

Tenure

The property is held long leasehold being the remainder of a 999 year lease at a peppercorn rent, w.e.f. 2008.

Terms

The premises are available for sale of the long leasehold interest. Alternatively the premises are available to let on an internal repairing repairing basis, terms to be agreed.

Price

£99,750.

Rental

£980 per calendar month

VAT

The price quoted within these particulars will be subject to VAT at the standard rate.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

Officefield Medics UK Ltd
 Unit 5b, Barnfield Way
 Ribblesdale
 PRESTON
 PR2 5DB

Certificate Reference Number:
 0910-1930-0365-4950-7010

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)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

71 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 99
 Building complexity (NDS level): 3
 Building emission rate (kgCO₂/m²): 51.11

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

95 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.

Legal Costs

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

Viewing

Strictly by appointment with the sole agents:
Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/
 Victoria Taylor Lewis

Email: mac@eckersleyproperty.co.uk
vtl@eckersleyproperty.co.uk