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**TO
LET**



MODERN HI-SPECIFICATION OFFICES

240 m² (2,585 ft²)

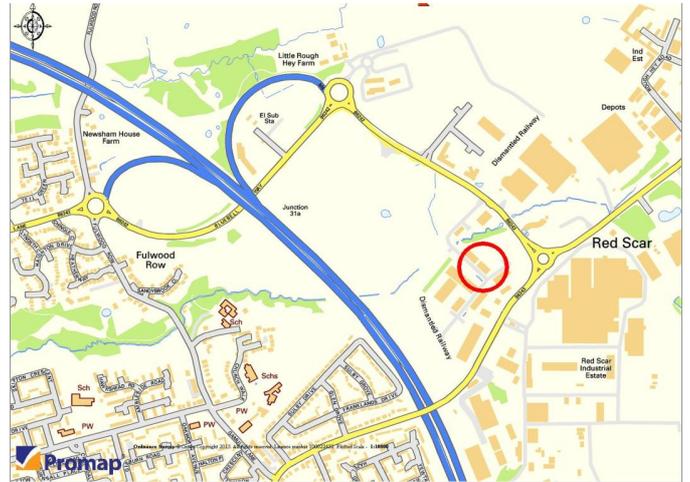
**First Floor Unit 4B
Millennium City Park
Barnfield Way
Off Bluebell Way
Preston
PR2 5DB**

- Raised floors
- Comfort cooling
- Passenger lift access
- Excellent car parking provision (1:259 ft²)
- Quality landscaped environment

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Location

The development is prominently situated within the Millennium City Office Park development, one of the regions modern prestigious business parks. The M6 motorway lies approximately ½ 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 headquarter offices and distribution centre, James Hall (Spar) headquarter offices and distribution centre and the Volkswagen Commercial Centre.

Please refer to the attached location plan.

Description

The suite occupies the first floor of a semi detached building being of steel portal frame construction incorporating feature glass and clad elevations beneath pitched roof.

The suite provides generally open plan offices and an amenity area.

The offices have been finished to a high standard with specification including the following:-

- Generally open plan floor space
- Double glazed windows
- Raised floors
- Suspended ceiling
- Category II lighting
- Male, female and disabled WC facilities
- Passenger lift
- Comfort cooling
- 10 allocated car parking spaces
- High quality landscaping
- Excellent working environment

Accommodation

The accommodation has been estimated to extend to a net internal floor area of approximately 240 m² (2,585 ft²).

Services

We understand that all mains services are connected to the premises.

Rating Assessment

As from 1 April 2017 the premises are shown to have a Rateable Value of £24,250.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

Planning

The premises have consent for use as offices falling within Class B1(a) of the Town and Country Planning Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning department at Preston City Council (tel. 01772 906912).

Tenure

The premises are available leasehold for a term of years to be agreed.

Service Charge

A service charge will be levied for the landscaping and maintenance of the common areas.

Rent

£28,500 per annum, exclusive.

Energy Performance Certificate

Energy Performance Certificate	
Non-Domestic Building	
Unit 4.1 Millennium City Park Ribbleton PRESTON PR2 5PY	Certificate Reference Number: 0848-3089-0217-0500-7495

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/epbc.



VAT

The rent is subject to VAT at the prevailing rate.

Legal costs

Each party to 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
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