Chartered Surveyors
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OFFICE SUITES, INDUSTRIAL UNITS AND WORKSHOPS

19 m² (200 ft²) — 128 m² (1,374 ft²)

Preston Technology Centre
Marsh Lane
Preston
Lancashire
PR1 8UQ

- Located close to Preston City Centre
- Units available on flexible terms
- Onsite meeting and conference facilities
- Self-storage accommodation also available

www.eckersleyproperty.co.uk

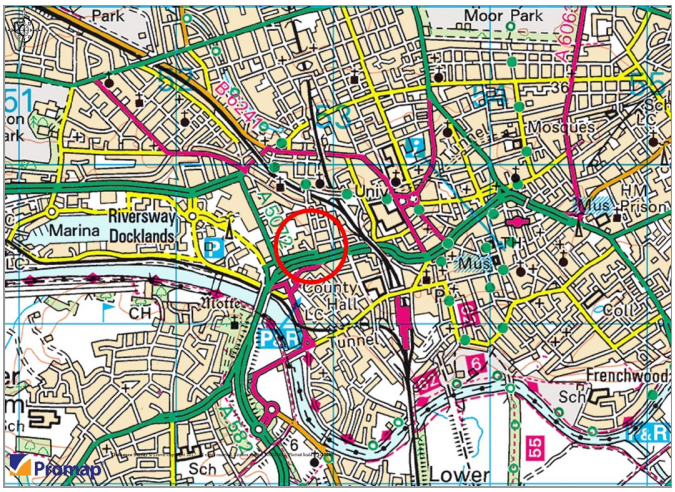
Preston office
25A Winckley Square
Preston
PR1 3JJ

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Lancaster office
76 Church St
Lancaster
LA1 1ET

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Location

Preston Technology Centre is located on Marsh Lane, Preston, within 5 minutes of the City Centre.

The M6/M65/M61 interchange is located approximately 4 miles to the south and can be readily reached either via A582 or A6.

Preston's main train station is also located within approximately 10 minutes walk.

Description

The Technology Centre comprises a combination of modern offices, high tech industrial units, studio space, commercial units and workshops all situated on a self-contained campus.

The self-contained office units are located around an attractive central full height atrium at the heart of the building.

The business centre is able to provide meeting, training and conferencing facilities which are available on an hourly or daily basis. Car parking is provided on site.

Self-storage accommodation is also available on-site.

Accommodation

Units from 19 m² (200 ft²) to 128 m² (1,374 ft²) may be available. Please refer to the availability schedule attached which provides an indication of the units that are currently available or contact us to discuss your requirements.

Self-storage units ranging from 2.3 m² (25 ft²) to 78 m² (835 ft²) may also be available.

Rating Assessments

Occupiers are responsible for any national non-domestic rates attributable to their accommodation.

Individual rating assessments can be found on the Valuation Office Agency's website at www.gov.uk/correct-your-business-rates.

Occupiers may also be applicable for small business rates relief subject to individual circumstances and should make their own enquiries of Preston City Council.

Planning

The accommodation has an established use within Class E of the Use Classes Order 1987 (as amended).

Terms

The accommodation is available on flexible terms. Please contact Eckersley to discuss your requirements in more detail.

Rental

Rentals include the following:-

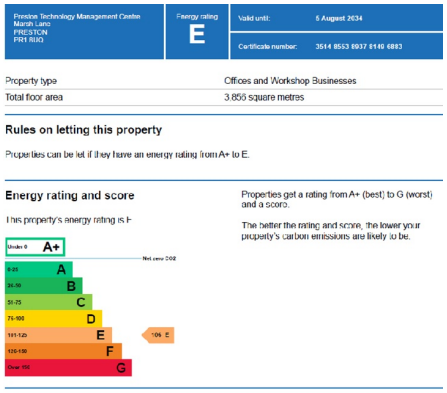
- repair and maintenance of all common parts;
- 24/7 monitored CCTV surveillance;
- customer lift;
- manned reception during normal office hours
- buildings insurance.

Tenants will be responsible for payment of:-

- gas, electricity and water charges;
- business rates applicable to their own accommodation;
- IT/telecoms connections;
- cleaning and maintenance of own accommodation.

Please refer to the current availability schedule for further details.

Energy Performance Certificate


Preston Technology Management Centre
Marsh Lane
PRESTON
PR1 8UQ

Energy rating: E

Valid until: 6 August 2034

Certificate number: 3514 8553 6937 8149 6883

Property type	Offices and Workshop Businesses
Total floor area	3,856 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

A+
A
B
C
D
E
F
G

VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Enquiries

Please contact **Eckersley**
Telephone: 01772 883388
Contact: Mary Hickman
Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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