

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**TO  
LET**



## MODERN HIGH SPECIFICATION OFFICES

106.7 m<sup>2</sup> ( 1,149 ft<sup>2</sup> )

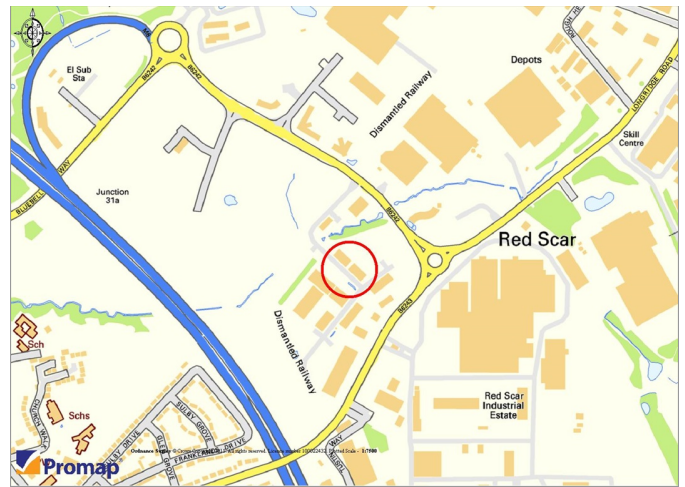
Ground floor office  
Suite 5e  
Millennium City Office Park  
Off Bluebell Way  
Preston  
PR2 5BB

- Excellent Motorway access with the M6 close by
- 4 allocated car parking spaces
- Quality landscaped environment with CCTV monitoring
- Tenant Incentives available

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 Lancaster  
 LA1 1EX



## 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 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 offices occupy the ground floor and provide generally open plan accommodation. The suite is accessed via a shared personnel door and benefits from the following:-

- Double glazed windows
- Raised access floors
- Suspended ceilings
- Category II lighting
- Air conditioning
- 4 allocated car parking spaces

## Accommodation

We estimate the suite extends to the following approximate net internal floor areas (NIA):-

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Main Office	96.64	1,040.26
Small Office	10.08	108
Kitchen	4.8	43.95
<b>Total NIA</b>	<b>111.01</b>	<b>1,192.21</b>

## Services

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

## Rating Assessment

With effect from 1 April 2017 the premises will have a Rateable Value of £10,500.

Prospective tenants may be eligible for small business rate relief and should contact the local Council in this regard. Furthermore, further relief is available which has recently been extended until 31 March 2018 where eligible rate payers will receive small business rate relief at 100% on properties with Rateable Values up to £12,000.

Interested parties are advised to make their own enquiries of the rating department at Preston City Council (tel. 01772 906972).

## Planning

We understand the premises benefit from a B1 (offices) designation within the Town & Country Planning (Use Classes) Order 1987 (amended).

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

## Tenure

The suite is available by way of a new lease on terms to be agreed.

## Rental

Upon application.

## Photographs and Plans

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

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Unit 56  
 Barnfield Way  
 Ribbleston  
 PRESTON  
 PR2 5DB

**Certificate Reference Number:**  
 0230-0038-7280-7502-9092

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](http://www.communities.gov.uk/epbd).

**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

Net zero CO<sub>2</sub> emissions

73

This is low energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel: Grid Supplied Electricity  
 Building environment: Air Conditioning  
 Total useful floor area (m<sup>2</sup>): 220  
 Building complexity (NDS level): 3

**Benchmarks**

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

## Legal Costs

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

## VAT

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

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Fiona Warren/Mark Clarkson

Email: [fw@eckersleyproperty.co.uk/](mailto:fw@eckersleyproperty.co.uk)

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