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**TO LET
(MAY SELL)**



PRESTIGIOUS MODERN OFFICES

417 m² (4,490 ft²)

**Chain Caul Way
Ashton on Ribble
Preston
PR2 2TL**

- Modern Hi-tech offices
- Sought after location
- Private self-contained site
- Competitive rent/price
- Secure car parking

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 LA1 1EX



Location

This bespoke office facility is located within a popular and well established commercial area in the docklands and provides easy access to Preston City Centre, the Fylde coast and the motorway network.

Neighbouring occupiers include Makro, Karl Vella and Preston Motor Park. Morrisons Supermarket and the main Preston Marina Basin are all also located in close proximity.

Description

The subject premises comprise a unique architect designed two-storey building of portal frame construction with glazed infill walls.

Internally, the premises provide predominantly open plan accommodation on both floors and benefit from suspended ceilings incorporating air conditioning to part, Category II lighting and sub-floor trunking.

The ground floor entrance provides access to both floors together with male and female WC facilities, kitchen and plant room. The first floor has the benefit of 4 separate private offices and a central open plan working area.

Externally there are 17 designated car parking with both soft and hard landscaped areas.

Accommodation

The accommodation extends to the following approximate net internal floor areas:-

	m ²	ft ²
Ground Floor	197.3	2,100
First Floor	219.7	2,390
Total	417.0	4,490

Services

It is understood that mains connections to electricity, gas water and drainage are available to the premises.

Rating Assessment

The premises have a Rateable Value of £36,250.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council.

Tenure

The offices are available on a term to be agreed on full repairing and insuring lease terms. Our clients may consider selling the property subject to the level of offer received.

Asking Rental

Offers in the region of £60,000 per annum.

Sale Price

Offers in the region of £800,000.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Energy Performance Certificate



Property type
 B1 Offices and Workshop businesses

Total floor area
 549 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

[You can read guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings-for-non-domestic-buildings)

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