Chartered Surveyors Commercial Property Consultants Valuers





MODERN OFFICE SUITE

38.6 m² (415 ft²)

First Floor Suite 1
Suite 5B
Millennium City Office Park
Off Bluebell Way
Preston
PR2 5DB

- Excellent Motorway access with the M6 close by
- Quality landscaped environment with CCTV monitoring
- 1 allocated car parking space with potential for an additional space
- Flexible terms

www.eckersleyproperty.co.uk

Preston

PR1 3JJ

Lancaster office

76 Church St

Lancaster

LA1 1ET





Location

The development is prominently situated within the Millennium City Office Park development, one of the regions leading business parks. The M6 motorway lies approximately half a mile to the north west 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 suite forms part of a terrace of 5 twostorey offices being of steel portal frame construction incorporating feature glass clad elevations beneath pitched roof.

The offices are located at first floor level being open plan generally benefiting from raised access data floors, suspended ceilings with category II lighting and air conditioning in addition to a shared kitchenette facility. WC facilities are provided at ground floor level.

Externally one car parking space is allocated to the suite with the potential for 1 additional space subject to an additional cost.

Accommodation

We estimate the suite extends to net internal floor area of approximately 38.56 m² (415 ft²).

Services

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

Rating Assessment

The suite has a current Rateable Value of £5,600.

Small businesses may be eligible for business rates relief dependent upon their circumstances. We would suggest enquiries are made with the rating department of Preston City Council (www.preston.gov.uk).

Planning

The premises have a permitted use generally falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own separate enquiries of Preston City Council planning department (www.preston.gov.uk).

Tenure

The suite is available by way of a new internal repairing lease on terms to be agreed. Flexible terms can be offered.

Rental

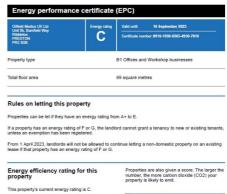
£600 per calendar month inclusive of:

- cleaning of common areas
- water
- electricity
- heating
- · external window cleaning
- building insurance
- fire prevention in common area
- · repair and maintenance of exterior and common parts

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







Legal Costs

The ingoing tenant will contribute a maximum of £500 towards the Landlords legal costs incurred in the preparation of the lease unless longer lease terms are agreed.

All rentals quoted are subject to VAT at the standard rate.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388 Contact: Harry Holden

hjh@eckersleyproperty.co.uk Email: