

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**FOR
SALE**



MODERN HIGH SPECIFICATION OFFICES

198 m² (2,128 ft²)

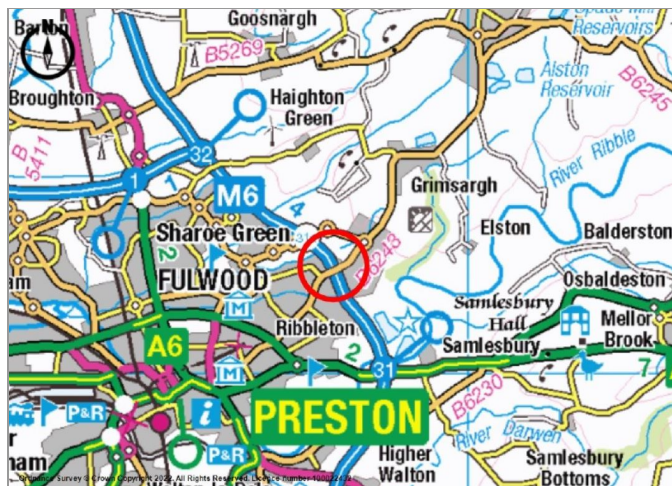
Unit 5A
Millennium City Office Park
Barnfield Way
Off Bluebell Way
Preston
PR2 5DB

- Excellent motorway access with the M6 close by
- Raised access floors
- Air conditioning
- 6 allocated car parking spaces
- Quality landscaped environment

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET



Location

The property 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 M6 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 a Volkswagen commercial centre.

Please refer to the attached location plan.

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 subject property is an end of terrace building therefore providing enhanced natural light. The accommodation is provided over two levels being self-contained and generally open plan in addition to amenity and WC facilities.

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

- Double glazed windows
- Raised access floors
- Suspended ceilings
- Category II lighting
- Male, female & disabled WC facilities
- Air conditioning
- 6 allocated car parking spaces
- High quality landscaping
- Excellent working environment

Services

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

Accommodation

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

	m ²	ft ²
Ground floor	96	1,027
First floor	102	1,101
Total	198	2,128

Rating Assessment

Each floor has been separately assessed as follows:

	Rateable Value
Ground floor	£10,250
First floor	£12,500

Interested parties are, however, recommended to make their own separate enquiries with the rating department of Preston City Council (www.preston.gov.uk).

Planning

The premises have consent for their use as offices generally falling within Class E (c) 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 premises are held long leasehold, being the remainder of a 999 lease with effect from 2008 at a peppercorn ground rent.

Asking Price

£265,000.

Legal Costs

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

Energy Performance Certificate

Energy performance certificate (EPC)		
Unit 5a Stanfield Way Stanfield PRESTON PR2 6DB	Energy rating C	Valid until 4 July 2029 Certificate number: 3347-3856-4214-8396-6525
Property type B1 Offices and Workshop businesses		
Total floor area 236 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.		
Energy efficiency rating for this property This property's current energy rating is C.		
How this property compares to others Properties similar to this one could have ratings: If newly built: 30 B If typical of the existing stock: 67 D		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

VAT

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: hjh@eckersleyproperty.co.uk/
mac@eckersleyproperty.co.uk