

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



HIGH QUALITY OFFICES

53 m² (571 ft²) — 109 m² (1,173 ft²)

Francis House
Meadowcroft Business Park
Pope Lane
Whitestake
Preston
PR4 4BA

- Accessible Location
- Open Plan Accommodation
- Attractive Semi-Rural Situation
- On-Site Car Parking

www.eckersleyproperty.co.uk

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

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



Location

Meadowcroft Business Park is situated in an attractive semi-rural location at Whitestake, approximately three miles to the south west of Preston city centre.

Access to Preston and Leyland is well afforded by Penwortham Way (A582) which also provides easy access to the wider motorway network with the junction of the M6 and the M65 (junction 29 of the M6) being situated within approximately three miles of the property.

Description

Francis House is well situated with Meadowcroft Business Park and provides self-contained open plan offices over ground and first floors.

The high quality accommodation also provides both kitchen and WC facility on each floor and benefits from an entrance lobby to the side serving the whole of the building.

Externally, there is plentiful on-site car parking.

Accommodation

The premises extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Ground Floor	55.94	602
First Floor	53.04	571
Total NIA	108.98	1,173

Services

We understand the premises benefit from mains connections to electricity and water with a sub-metered propane gas supply providing gas central heating throughout the building.

Rating Assessment

Each floor of the building is currently separately assessed having the following rating assessments:

Ground Floor	£5,800
First Floor	£4,300

Interested parties are, however recommended to make their own enquiries with South Ribble Borough Council (www.southribble.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 should make their own enquiries of South Ribble Borough Council.

Tenure

The premises are available, as a whole or on a floor by floor basis, by way of new internal repairing and insuring leases for a term to be agreed.

Rental

As a whole	£17,600 per annum exclusive
Ground Floor	£9,350 per annum exclusive
First Floor	£8,850 per annum exclusive

All rentals are payable quarterly in advance and include the following costs:

- External building maintenance
- Repair and maintenance of the common areas, car park and access road
- All services provided to the common areas

The tenant is responsible for all other occupancy costs.

Energy Performance Certificate

Energy Performance Certificate HM Government

Non-Domestic Building

Genesis IT & Telecommunications
 Francis House Meadowcroft Business Park, Pope Lane
 Whitestake
 PRESTON
 PR4 4BA

Certificate Reference Number:
 0410-0531-1189-8109-5096

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 in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

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

Less energy efficient

44 This is how energy efficient the building is.

Technical Information

Main heating fuel: LPG
 Building environment: Heating and Natural ventilation
 Total useful floor area (m²): 135
 Assessment Level: 3
 Building emission rate (kgCO₂/m² per year): 56.01
 Primary energy use (kWh/m² per year): 287.68

Benchmarks

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

VAT

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

Legal Fees

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and Plans

All photographs and plans are indicative and provided for identification purposes only and should not be relied upon.

Further Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388
 Contact: Mary Hickman
 Email: mh@eckersleyproperty.co.uk