Chartered Surveyors Commercial Property Consultants Valuers





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

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 PR1 3.JJ

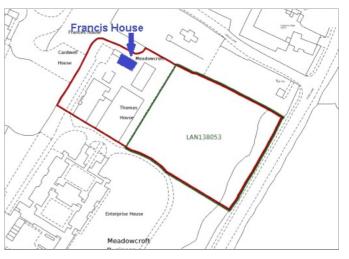
Lancaster office T | 76 Church St E | Lancaster LA1 1ET

 office
 T | 01524 60524

 St
 E | lancaster@eckersleyproperty.co.uk







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	ft²
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 submetered 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:

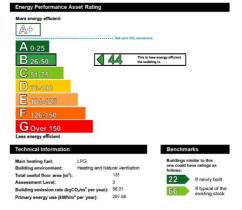
- External building maintenance
- Repair and maintenance of the common areas, car park and access road
- All services provided to the common areas

The tenant is responsible for all other occupancy costs.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building	HMGovernment
Genesis I T & Telecommunications Francis House Meadowcroft Business Park, Pope Lane Whitestake PRESTON PR4 4BA	Certificate Reference Number: 0410-0931-1189-8109-5096
This certificate shows the energy rating of this building the building fabric and the heating, ventilation, cooling compared to two benchmarks for this type of building: or one anonromist for existing buildings. There is more advi	and lighting systems. The rating is ne appropriate for new buildings and

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 Cettificates for the construction*, sale and le of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-cettificates.



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

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i). The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. Ii) All descriptions, dimensions, references to condition and nocessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tensates should not rely on them as statements or conservations of the het must calculate themselves but more than the horizont of the calculates are set out as a general outfline only for the guidance of the intended purchasers or tensates should not rely on them as statements or conservations of the het must calculate the set of the conservation of the duration of the calculates are advious the set and accurate the them set calculates are advious the set and accurate the themselves of the must be advious and the durates of the must be and accurate the them set calculates are advious the set and accurate the themselves of the must be advious and the durates are advious the set and accurate the set and accurate the themselves of the must be advious and the durates are advious the set and accurate the themselves of the must be advious and the durates and the durates are advious the set and accurates the tensor the set and the durates are advious the set and the durates and the durates and the durates are advious the set and accurate the set and the durates and the durates are advious the set and accurate the set and the durates and the durates are advious the set and accurates the set and the durates are advious the set and accurates at the set and accurat

