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**TO
LET**



HIGH QUALITY OFFICE ACCOMMODATION

142 m² (1,529 ft²) — 641.4 m² (6,904 ft²)

1 The Pavilions
Portway
Preston
PR2 2YB

- Newly refurbished to a high standard
- Contemporary fit out with break out areas including breakfast bar/booths
- Attractive working environment
- Accessible with amenities close by
- Allocated car parking

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Location

The property is situated off Portway, in the Docklands area of Preston, approximately 1 mile west of the City Centre.

Portway links with the A59 which provides access to Golden Way (A582) to the south, with Junction 31 of the M6 motorway approximately 3 miles to the east. To the west is the A583 connecting Preston with Kirkham, Lytham St Annes and Blackpool.

The docklands comprise mixed residential, commercial, retail and leisure occupiers offering an excellent range of amenities including a Morrisons Supermarket, Marston Public House, McDonalds, KFC, Odeon Cinema and JD Gym amongst many others.

Description

A detached Headquarter building providing offices over 2 floors being of conventional brick construction beneath a pitched tile roof. The subject accommodation is located on the ground floor being accessed via an attractive shared reception. The suites have recently been fully refurbished to a high standard including suspended ceilings, LED lighting, new HVAC system, perimeter IT trunking, new carpets and fully decorated. In addition, there are shared male, female & accessible WC facilities, kitchen/breakout areas complete with breakfast bar and booths.

Externally the property is set within its own attractive grounds providing for an attractive working environment with allocated car parking.

Accommodation

The accommodation extends to the following approximate net internal areas:

	m ²	ft ²
Suite 1	147.3	1,586
Suite 2	142.01	1,529
Suite 3	352.06	3,790
Total	641.37	6,904

Services

We understand the premises benefit from mains service connections to include gas, electricity, water and drainage.

Rating Assessment

The premises are in the process of being re-assessed for rating purposes. Please contact Eckersley for an approximate indication of the likely assessment

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

Planning

We understand that the premises benefit from an established use within Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

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

Tenure

The suites are available to let individually, or as a whole by way of an internal repairing and insuring lease for a term of years to be agreed.

All leases to be contracted out of the provisions of the Landlord & Tenant Act 1954 (as amended).

Asking Rental

£12.50 per sq ft. per annum, exclusive.

Service Charge

A service charge will be levied for the upkeep and maintenance of the buildings common areas in addition to the sites external areas.

Energy Performance Certificate

Energy performance certificate (EPC)		
Portway House 1, The Pavilions PRESTON PR2 2YB	Energy rating D	Valid until: 20 October 2031 Certificate number: 2948-3891-3832-6630-3386
Property type	B1 Offices and Workshop businesses	
Total floor area	1802 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	26 B	
If typical of the existing stock	78 D	
Properties are given a rating from A+ (most efficient) to G (least efficient).		

Photographs and Plans

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

VAT

All figures quoted will be subject to VAT at the standard rate.

Legal Costs

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

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: hjh@eckersleyproperty.co.uk







