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**TO  
LET**



## MODERN SELF-CONTAINED OFFICE SUITE

169 m<sup>2</sup> ( 1,819 ft<sup>2</sup> )

**Ground floor suite**  
**Ringway House**  
**Ringway**  
**Preston**  
**PR1 3HQ**

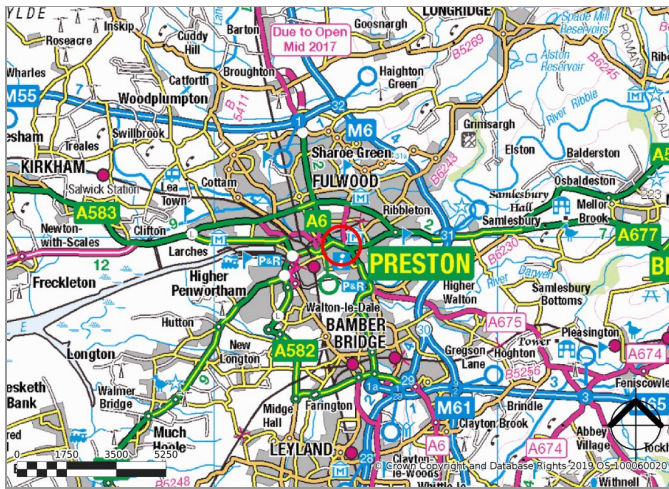
- Attractive ground floor accommodation
- On site car parking
- Accessible location

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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 Preston  
 PR1 3JJ

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 Lancaster  
 LA1 1ET



## Location

The premises are located in a highly prominent position fronting Preston's main inner city ring road in an accessible location approximately 2 miles from junction 31 of the M6.

The property is within easy walking distance of Preston city centre, and its retail and leisure facilities, as well the city's railway and bus stations.

## Description

Ringway House is a two storey detached property with the available office suite occupying part of the ground floor of the building and having intercom access from the main entrance.

The suite offers predominantly open plan accommodation, which has been partitioned to the front to create three meeting/interview spaces, together with a separate staff kitchen/breakout area.

A single WC facility is located within the suite whilst further communal WC facilities are provided within the building.

Externally the building, as a whole, has a good sized enclosed car park accessed from Percy Street with the suite having 4 designated car parking spaces.

## Accommodation

The suite extends to an approximate net internal area (NIA) of 169 m<sup>2</sup> (1,819 ft<sup>2</sup>).

## Services

The suite benefits from connections to electricity, water and drainage as well as the gas central heating system which serves the building as whole.

## Rating Assessment

The Rateable Value of the premises is £17,500.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council ([www.preston.gov.uk](http://www.preston.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 are recommended to make their own enquiries of the planning department at Preston City Council.

## Service Charge

There is a service charge payable towards the common areas of the building and services provided thereto. The service charge is subject to an cap which is increased annually in line with the relative RPI increase.

## Terms

The office suite is available by way of an assignment of the current lease which expires on 28 October 2025. The current passing rental is £11,369 per annum exclusive.

Alternatively, the Landlord will consider granting a new lease of the premises, subject to the terms agreed.

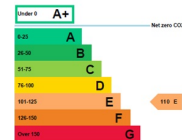
## Energy Performance Certificate

Energy performance certificate (EPC)		
Ringway House Ringway PRESTON PR1 3JJ	Energy rating <b>E</b>	Valid until: 4 April 2029 Certificate number: 9845-3807-6213-0100-8125

Property type	B1 Offices and Workshop businesses
Total floor area	1,388 square metres

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
 Properties get a rating from A+ (best) to G (worst) and a score.  
 The better the rating and score, the lower your property's carbon emissions are likely to be.



## Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

## VAT

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

## Enquiries

Via joint agents:

### Eckersley

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### Gee Bennett

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