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**TO  
LET**



## HIGH QUALITY OFFICE ACCOMMODATION

142 m<sup>2</sup> ( 1,529 ft<sup>2</sup> ) — 1,015.7 m<sup>2</sup> ( 10,937 ft<sup>2</sup> )

**1 The Pavilions**  
**Portway**  
**Preston**  
**PR2 2YB**

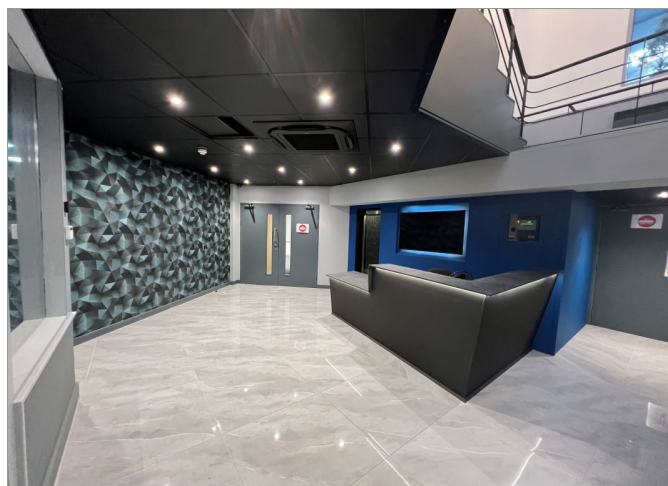
- Newly refurbished to a high standard
- Contemporary fit out with break out areas
- Attractive working environment
- Accessible with amenities close by
- Allocated car parking
- Suites available individually or as a whole

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



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PR1 3JJ

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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 and first floors 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.

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 <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Suite 1	147.3	1,586
Suite 2	142.01	1,529
Suite 3	352.06	3,790
<b>Total</b>	<b>641.37</b>	<b>6,905</b>
<b>First Floor</b>		
Suite 4	374.56	4,032
<b>Total</b>	<b>1,015.93</b>	<b>10,937</b>

## 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](http://www.preston.gov.uk)).

## Planning

We understand that the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

## Tenure

The suites are available to let individually, or as a whole on effective full repairing and insuring lease terms for a number of years to be agreed.

## 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.

## Photographs and Plans

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

## Energy Performance Certificate

Energy performance certificate (EPC)																				
Portway House 1, The Pavilions PRESTON PR2 2YB	Energy rating <b>D</b>	Valid until: 20 October 2031 Certificate number: 2948-3891-3832-6800-3386																		
Property type	B1 Offices and Workshop businesses																			
Total floor area	1802 square metres																			
<b>Rules on letting this property</b>																				
Properties can be let if they have an energy rating from A+ to E.																				
<b>Energy efficiency rating for this property</b>																				
This property's current energy rating is D.																				
<p>The chart shows energy efficiency ratings from A+ (top) to G (bottom). A horizontal line indicates the current rating of D. To the right of the chart, a label reads 'Real zero CO2'.</p> <table border="1"><thead><tr><th>Rating</th><th>CO2 emissions (g/kWh)</th></tr></thead><tbody><tr><td>A+</td><td>Under 10</td></tr><tr><td>A</td><td>10-19</td></tr><tr><td>B</td><td>20-29</td></tr><tr><td>C</td><td>30-39</td></tr><tr><td>D</td><td>40-49</td></tr><tr><td>E</td><td>50-59</td></tr><tr><td>F</td><td>60-69</td></tr><tr><td>G</td><td>70-100</td></tr></tbody></table>			Rating	CO2 emissions (g/kWh)	A+	Under 10	A	10-19	B	20-29	C	30-39	D	40-49	E	50-59	F	60-69	G	70-100
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Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.																				
<b>How this property compares to others</b>																				
Properties similar to this one could have ratings:																				
If newly built																				
If typical of the existing stock																				

## 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: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)

