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**TO
LET**



HYBRID UNIT SUITABLE FOR A VARIETY OF USES S.T.P

69 m² (745 ft²)

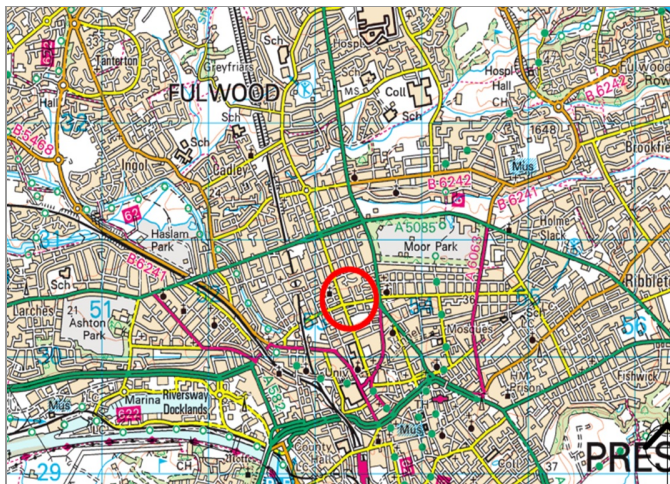
**2a Bold Street
Preston
PR1 7TJ**

- Established Commercial area
- Located close to Preston City Centre
- Generous self-contained yard
- Immediately available

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LA1 1ET



Location

The premises are located in a predominantly commercial area of Preston, accessed via Ellen Street, off Bold Street, which in turn is off Aqueduct Street. Aqueduct Street connects Garstang Road with Fylde Road.

Access to both Preston City Centre and the motorway network is convenient via North Road and Garstang Road respectively. Preston City Centre lies approximately 1 mile to the south, while the M55 motorway (Junction 1) is located around 3 miles to the north, providing onward access to the M6 and wider motorway network.

Description

A self-contained hybrid unit of steel portal frame construction with brick infill and a rendered finish, beneath a pitched roof incorporating translucent roof panels.

Internally, the premises are configured to provide a mix of cellular and open-plan offices, together with a reception area. The unit has previously been used as office space and benefits from tiled flooring, a suspended ceiling, LED lighting, air conditioning, and electric heaters.

The unit also benefits from a roller shutter door and a pedestrian access door, as well as external security shutters.

WC and kitchenette facilities are shared with an adjoining tenant.

Externally, the unit benefits from a good-sized, self-contained yard with a hardcore/concrete surface. There is pedestrian access from Adelphi Street.

Accommodation

We have estimated that the property extends to an approximate gross internal area of 69 m² (745 ft²).

The exterior yard extends to approximately 125 m² (1,345 ft²).

Services

We understand that the premises are connected to mains electricity, water and drainage.

Rateable Value

The premises have a Rateable Value of £4,450. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties are, however, advised to make their own enquiries with Preston City Council.

Planning

It is understood 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 make their own enquiries of the Planning Department at Preston City Council.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rental

Offers in the region of £11,500 per annum, exclusive.

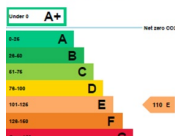
Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate

UNIT 2A 64 Bold Street PRESTON PR1 7JT	Energy rating E	Valid until 8 November 2026
		Certificate number 9961-3006-0366-0091-7291
Property type	B1 Offices and Workshop businesses	
Total floor area	124 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		
This property's energy rating is E.		
		
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.		

VAT

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk