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**TO
LET**



MODERN OFFICE SUITES

50 m² (538 ft²) — 110 m² (1,184 ft²)

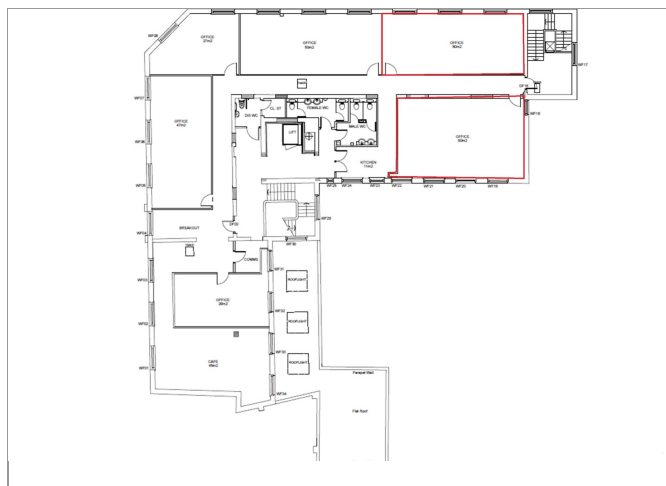
Ringway House
Ringway
Preston
PR1 3HQ

- Attractive office accommodation
- On site car parking
- Accessible location

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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 suites occupying part of the first floor of the building and having intercom access from the main entrance.

The suites offer modern open plan accommodation together with access to a communal staff kitchen/breakout area and WC facilities.

Externally the building, as a whole, has a good sized enclosed car park accessed from Percy Street with each suite having 2 designated car parking spaces.

Accommodation

The available suites extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Suite 7	50	538
Suite 8	60	646
Total	110	1184

Services

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

Rating Assessment

The suites need to reassessed for rating purposes.

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

Planning

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

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.

Terms

The office suites are available by way of new leases for a term of years to be agreed.

Asking Rental

The suites are available at rentals based on £10 per ft².

Energy Performance Certificate

Energy performance certificate (EPC)		
Ringway House Ringway PRESTON PR1 3JJ	Energy rating E	Valid until: 4 April 2023 Certificate number: 9845-3807-0213-0100-8125

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

Rules on letting this property

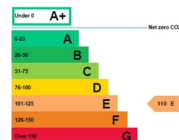
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

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.



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.

All Enquiries

Please contact the sole agents:

Eckersley

Contact: Mary Hickman

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Email: preston@eckersleyproperty.co.uk