Chartered Surveyors
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TO LET



MODERN OFFICE SUITES

27 m² (291 ft²) — 370 m² (3,982 ft²)

Ringway House
Ringway
Preston
PR1 1HQ

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

www.eckersleyproperty.co.uk

Preston office
25A Winckley Square
Preston
PR1 3JJ

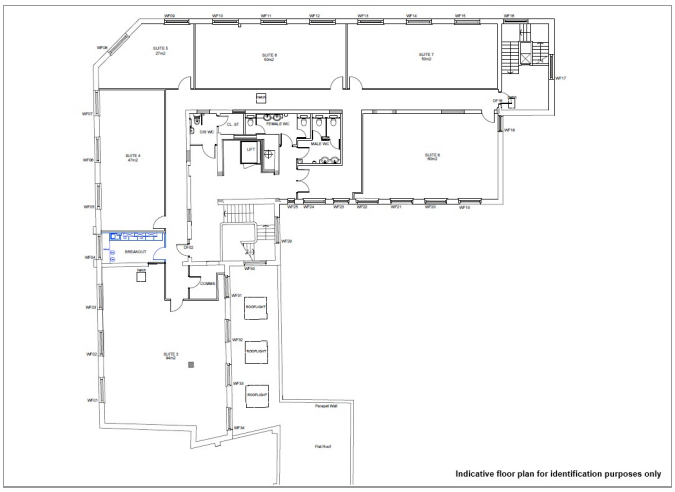
T | 01772 883388
E | preston@eckersleyproperty.co.uk

Lancaster office
76 Church St
Lancaster
LA1 1ET

T | 01524 60524
E | lancaster@eckersleyproperty.co.uk

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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 being located on the first floor of the building. The property has the benefit of a passenger lift with suites 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. The first floor would also be available as a whole with the tenant having exclusive use of the staff kitchen/breakout facility.

Externally the building, as a whole, has a good sized enclosed car park accessed from Percy Street with each suite being allocated designated car parking spaces, the number of spaces depending on the size of the suite occupied.

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.

Accommodation

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

	m²	ft²
Suite 3	94	1012
Suite 4	47	506
Suite 5	27	291
Suite 6	50	538
Suite 7	50	538
Suite 8	60	646
First Floor as a whole	**370**	**3982**

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.

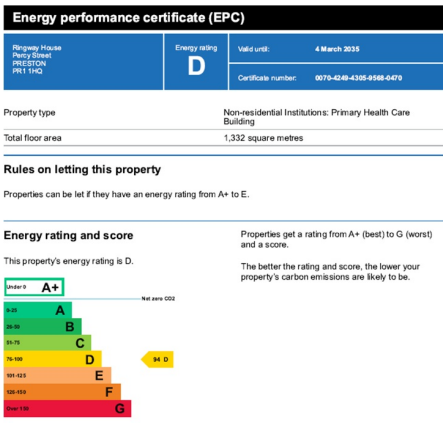
Terms

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



Service Charge

There is a service charge payable towards the common areas of the building and services provided thereto.

VAT

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

Photographs and Plans

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

All Enquiries

Please contact the sole agents:

Eckersley
Contact: Mary Hickman
Tel: 01772 883388
Email: preston@eckersleyproperty.co.uk

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