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**TO
LET**



QUALITY OFFICE PREMISES

215 m² (2,315 ft²)

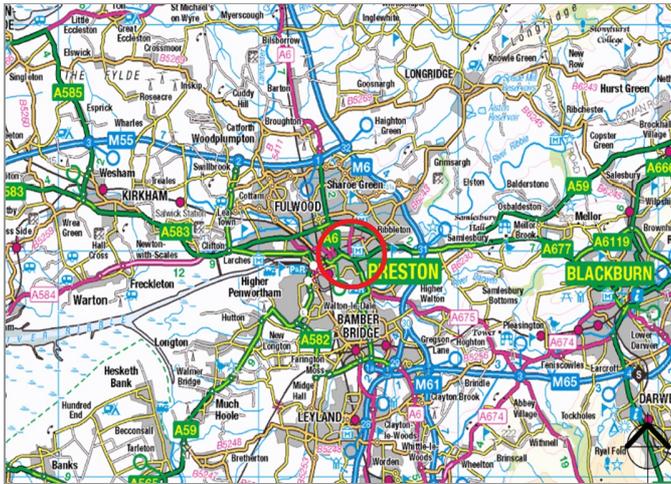
Second Floor Offices
Alliance House
Ormskirk Road
Preston
PR1 2QP

- **Highly prominent corner position**
- **Good transport links**
- **Contemporary fitted offices**
- **Available furnished**

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

Alliance House occupies a highly prominent corner position fronting Ormskirk Road, with return frontage onto Tithebarn Street, in one of Preston's most visible and established commercial locations.

The building is situated directly opposite the Holiday Inn Preston, Preston City Bus Station and the adjacent multi-storey car park, providing excellent accessibility. The A59 and A6 Ringway are located approximately 100 metres from the property, offering convenient access to Preston city centre and the wider road network.

A wide range of local shops, cafés, professional services and amenities are available within easy walking distance, making the location particularly well suited to office and professional occupiers seeking strong visibility and convenience.

Description

The property comprises the second floor of a three-storey building of traditional brick construction with a rendered finish beneath a flat roof. The building benefits from aluminium glazed windows and is accessed via a shared glazed entrance.

The accommodation provides predominantly open-plan office space with a defined reception area and a large glazed boardroom, together with ancillary meeting space. The offices are fitted with LED strip lighting throughout and benefit from a combination of carpeted and laminated floor finishes.

Internally, the premises have a contemporary feel, enhanced by exposed timber ceiling trusses. Additional amenities include a fully fitted kitchen, breakout space and WC facilities. Gas central heating is provided.

The offices are available fully furnished, if required.

Car parking is available close by at Preston Bus Station.

Accommodation

We have estimated that the space extends to an approximate net internal area of 215 sq m (2,315 sq ft) or thereabouts.

Services

We understand the premises benefit from electricity, water and drainage.

Rating Assessment

The offices will need to re-assessed for rating purposes.

We recommend interested parties make their own enquiries of the local rating authority, Preston City Council (www.preston.gov.uk)

Planning

We understand that the premises have an existing use under Class E of the Town & Country (Use Classes) Order 1987 (as amended).

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

Terms

The premises will be available on a new internal repairing and insuring lease for a number of years to be agreed.

Asking Rental

£18,000 per annum, exclusive.

Service & Management Charge

A service charge will be payable in the sum of £410 per month, plus VAT. In addition, a management charge equivalent to 5% of the rent, plus VAT, will be payable.

Photographs and Plans

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

Energy Performance Certificate

Second floor Offices Alliance House 44 Ormskirk Road PRESTON PR1 3JJ	Energy rating C	Valid until 17 March 2035
Certificate number 8013 8392 5786 3716 7374		

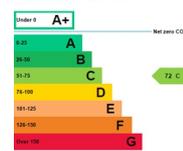
Property type Retail/Financial and Professional Services	Total floor area 227 square metres
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Rules on letting this property

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

Energy rating and score

This property's energy rating is C.



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 figures quoted will be subject to VAT at the standard rate.

Legal Costs

The ingoing tenant is responsible for the landlord's legal fees incurred, if applicable. Quote to be provided

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk



