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**FOR
SALE**



PROMINENT FITTED CLINIC/HOSPITAL PREMISES

428 m² (4,612 ft²)

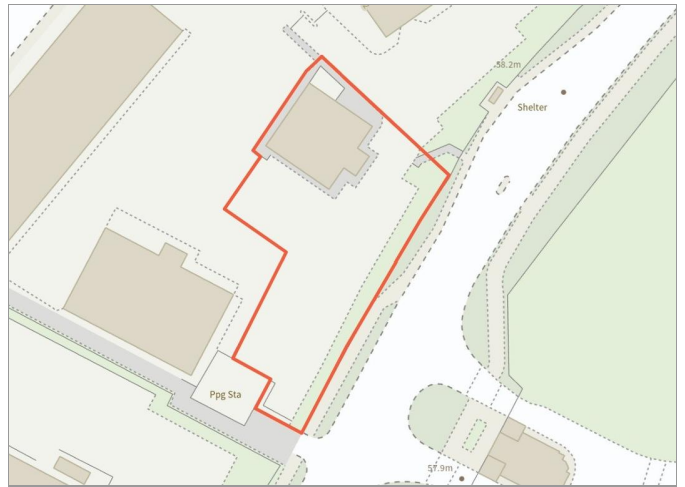
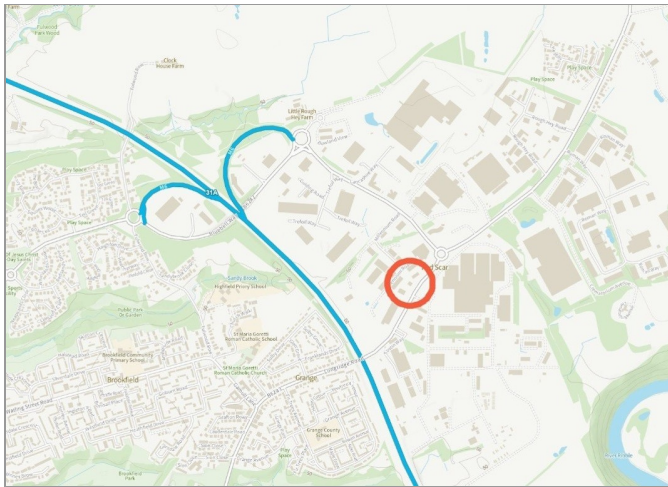
Former Greater Lancashire
Hospital
5 Wyder Court
Millennium City Park
Off Bluebell Way
Preston
PR2 5BW

- Profile/accessible location immediately adjacent to the M6 motorway
- Medical facility with theatre grade air filtration and back up generator
- Self-contained and secure car park providing approximately 33 spaces
- Suitable for a range of alternative uses S.T.P.

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Location

The property is prominently situated fronting Longridge Road (B6243) within the Millennium City Park development, one of Preston's established modern business parks, to the north east of the city centre.

The location benefits from excellent road connectivity, with the M6 motorway approximately 0.5 miles to the west at Junction 31a, providing convenient access to the M55, M61 and M65 motorways, all of which are within a short travelling distance.

The surrounding area is mix commercial and trade uses. Notable occupiers in the immediate vicinity include the headquarters offices and distribution centres of E H Booths and James Hall (SPAR), together with several car dealerships and commercial uses, reflecting the area's established business park and arterial road setting.

Description

The building comprises a well-appointed two-storey hospital/medical facility being of timber frame construction, externally finished with blockwork and micro-rib metal cladding beneath a clad roof. The property is understood to be well known to the recipient and is presented as a substantial and purpose-designed healthcare building.

Internally, the accommodation provides a comprehensive range of theatres, consulting and treatment rooms, together with offices, changing facilities, stores and general clinical amenities. Kitchen and WC facilities are provided at both ground and first floor levels.

The accommodation benefits throughout from resilient, easy-clean finishes appropriate for healthcare use, including coved skirtings to support hygiene standards. Wall finishes are formed in washable, impervious coatings suitable for routine cleaning and infection control. Ceilings are generally suspended grid systems incorporating recessed lighting, ventilation grilles and access to building services.

Mechanical and electrical installations include a dedicated medical air handling and ventilation system serving the principal clinical areas, including the theatres, providing controlled air changes with high-grade filtration suitable for surgical environments and understood to incorporate HEPA-level filtration where required. Supplementary DX air-conditioning units are installed to a number of rooms to provide local temperature control. Heating is via a wet gas-fired system, with plant generally located within dedicated plant rooms.

Accommodation

The gross internal floor areas have been calculated as follows:

	m ²	ft ²
GF	214	2,306
FF	214	2,306
Total	428	4,612

Services

Mains electricity, water, gas and drainage are available to the premises. A 60 kVA standby generator provides emergency power to essential services.

Rating Assessment

The property has a current Rateable Value of £49,250.

Interested parties are, however, advised to make their own enquiries of Preston City Council (www.preston.gov.uk).

Planning

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

The premises may be suitable alternative uses subject to securing planning permission.

Interested parties should make their own separate enquiries of Preston City Council planning department (www.preston.gov.uk).

Tenure

Freehold with the benefit of vacant possession.

Asking Price

Price on application.

Photographs and Plans

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

Energy Performance Certificate

Greater Lancashire Hospital Wyder Court, Wyder Court Preston PR12 2BW	Energy rating	Valid until	18 December 2028
	C	Certificate number	9006 9129-2726-1596-5883

Property type	D1 Non-residential Institutions - Primary Health Care Building
Total floor area	422 square metres

Rules on letting this property

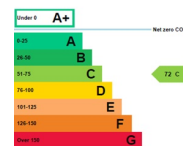
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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.



Legal Costs

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

VAT

All prices quoted will be subject to VAT at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Please contact the sole agents:

Eckersley
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 Contact: Mark Clarkson
 Email: preston@eckersleyproperty.co.uk

