Chartered Surveyors
Commercial Property Consultants
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SECURE STORAGE SPACE

101 m² (1,090 ft²)

Ground Floor Storage
Alliance House
Ormskirk Road
Preston
PR1 2QP

- Secure City Centre storage
- Good transport links
- Loading bay with large concertina door

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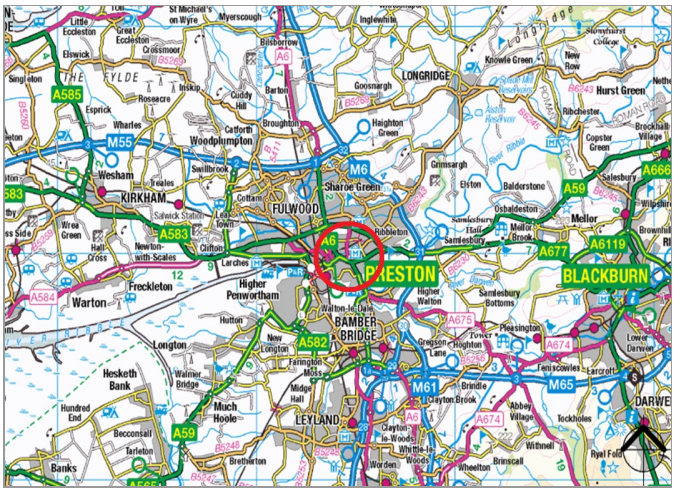

Location

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 a secure storage space within a three-storey building of traditional brick construction beneath a flat roof. The accommodation provides dry and secure storage space with LED lighting throughout and heating provided via radiators.

The storage area is accessed via a shared, lit loading bay with a concrete floor directly from Tithebarn Street. The loading bay benefits from a large concertina door, suitable for wagon access, providing convenient loading and unloading facilities. CCTV is also in situ for additional security.

WC facilities are available within the building's common areas, which have recently undergone improvement works to enhance the overall fire rating.

Parking is available close by at Preston Bus Station.

Accommodation

We have estimated that the space extends to an approximate net internal area of 101 sq m (1,090 sq ft) or thereabouts.

Services

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

Rating Assessment

The premises 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 Classes E & B8 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 are available by way of a new lease for a number of years to be agreed.

Asking Rental

£5,700 per annum, exclusive.

Service & Management Charge

There will be a service service charge payable of £50 per month, plus VAT. There will also be a management charge payable of 5% plus VAT, of the rent.

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

Energy Performance Certificate
Non-Domestic Building
HM Government
Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient
A+
Net zero CO_2 emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

AWAITING EPC

Technical information
Main heating fuel:
Building environment:
Total useful floor area (m^2):
Building complexity (NOS level):

Benchmarks
Buildings similar to this one could have ratings as follows:
43 If newly built
87 If typical of the existing stock

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

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