

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



SUPERB OPEN PLAN ACCOMMODATION

188 m² (2,024 ft²)

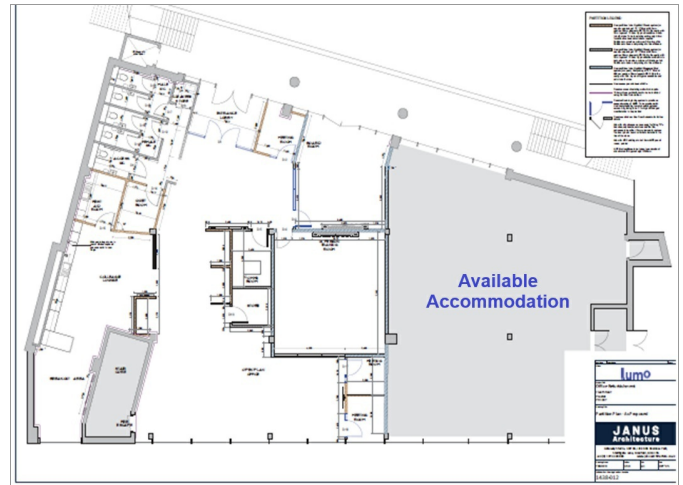
**The Premier Building
Fox Street
Preston
PR1 2AB**

- Central Accessible Location
- Brand New Accommodation
- Would Suit A Variety Of Uses

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

Situated in a high profile and accessible position fronting Ringway at its junction with Corporation Street in the centre of Preston the building is located close to the main campus of the University of Central Lancashire and only a short walk from the city's mainline railway station. The property benefits from a busy roadside position and from the wide range of amenities offered within the city centre.

Description

The premises comprise open plan accommodation currently finished to shell and core specification with services to distribution ready for tenant fit-out.

The accommodation benefits from excellent levels of natural light from both front and rear aspects of the building and would suit a wide variety of occupiers including office, leisure and medical uses.

Accommodation

The property offers superb open plan accommodation extending to approximately 188 m² (2,024 ft²) gross internal area (GIA).

Services

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

Rating Assessment

The premises are yet to be separately assessed.

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

Planning

It is understood 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 offices are available to let by way of a new effective FRI lease for a term to be agreed.

Rental

£12 per ft² per annum exclusive.

Service Charge

The tenant will be responsible for the payment of a service charge to cover the upkeep and maintenance of the common areas. Further information available upon request.

VAT

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

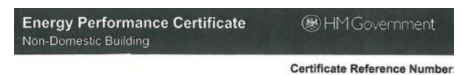
Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction

Photographs and Plans

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

Energy Performance Certificate



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/ebcd.



Enquiries

Please contact the joint agents:

Eckersley

Contact: Mary Hickman

Tel: 01772 883388

Email: preston@eckersleyproperty.co.uk

Robert Pinkus & Co

Contact: Danny Pinkus

Tel: 01772 769000

Email: danny@pinkus.co.uk