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**TO
LET**



PROMINENT OFFICES/CONSULTING ROOMS SUITABLE FOR A RANGE OF ALTERNATIVE USES S.T.P.

852 m² (9,172 ft²)

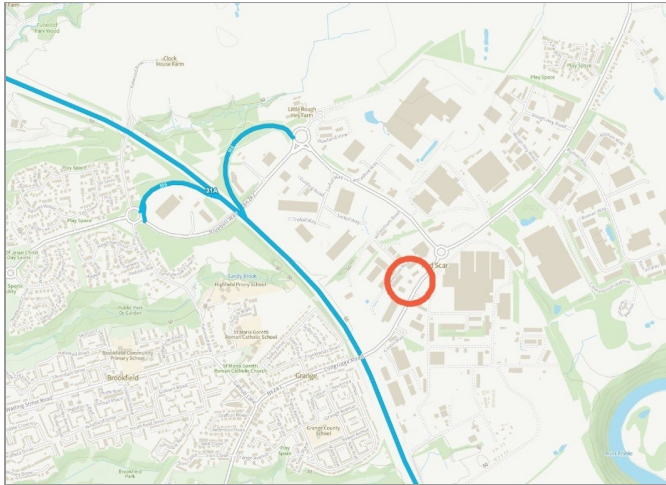
**2 Wyder Court
Millennium City Park
Off Bluebell Way
Preston
PR2 5BW**

- Profile location with excellent communications being immediately adjacent to the M6 motorway
- Hybrid accommodation suitable for a range of alternative uses S.T.P.
- Self-contained car park providing approximately 29 spaces

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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 premises are detached and of steel portal frame construction incorporating mixed brick, clad and feature glass elevations beneath arch profile clad roof.

The accommodation is offered over three floors being mixed open plan and cellular in arrangement together with workshop/store on the ground floor. The accommodation has been finished to a good standard including the following features::

- Suspended ceilings
- Recessed Category II lighting
- Raised access floors/dado IT trunking
- Perimeter Cat 5 IT trunking
- Comfort cooling & heating and gas-fired central heating
- Passenger lift servicing the ground and first floor
- WC facilities on each floor
- Internal CCTV system and security access control system
- Fully fitted kitchen/canteen facilities located on the 2nd floor
- Self-contained car park

Accommodation

The net internal floor areas have been calculated as follows:

	m ²	ft ²
GF Office	184	1,981
GF Workshop/Store	129	1,389
FF Office	273	2,939
SF Office	266	2,863
Total	852	9,172

Services

Mains electricity, water, gas and drainage are available to the premises.

Rating Assessment

The premises have a Rateable Value of £90,000.

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

Planning

The premises have a permitted use generally falling within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The premises may be suitable for a range of alternative uses including trade counter subject to securing planning permission.

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

Terms

The premiss are available by way of a new lease for a term of years to be agreed.

Asking Rental

£90,000 per annum, exclusive.

Energy Performance Certificate

SYNTECTICS MOBILE SYSTEMS LTD 2 WYDER COURT PRESTON PR2 5BW	Energy rating C	Valid until 8 October 2030
Property type B2 to B7 General Industrial and Special Industrial Groups		Certificate number 1342-5333-3870-6396-5342
Total floor area 1,041 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 will be responsible for their own legal fees incurred in the transaction.

Photographs and Plans

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

VAT

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk