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**TO
LET**



OFFICE PREMISES

283 m² (3,043 ft²)

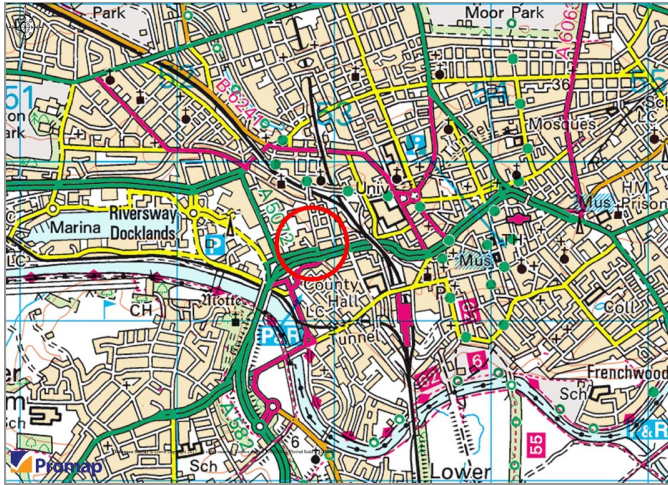
**26 Croft Street
Preston
PR1 8ST**

- Competitive rental price
- Good quality office accommodation
- Open plan and cellular space
- Accessible location close to City Centre
- Car parking available

www.eckersleyproperty.co.uk

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 Preston
 PR1 3JJ

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



Location

The property is within an established commercial area of Preston approximately half a mile from the City Centre and close to the University of Central Lancashire. The immediate surrounding area comprises a mix of trade outlets and light industrial uses.

Access and communication is good with links to the main highway and national rail network.

Description

The property forms a two-storey brick building beneath a duo-pitched slate tile roof cover.

Internally it provides offices over two floors with a reception, staff kitchen, WC's and both open plan and cellular offices to the ground floor and open plan offices to the first floor with four partitioned offices/meeting rooms.

Accommodation

The building's total net internal area is as follows:

| | m ² | ft ² |
|---------------------|----------------|-----------------|
| Ground Floor | | |
| Offices | 62 | 669 |
| Boardroom | 28 | 303 |
| Kitchen | 22 | 240 |
| Store | 16 | 168 |
| First Floor | | |
| Offices | 155 | 1,663 |
| Total | 283 | 3,043 |

Car Parking

Up to 14 car parking spaces are available.

Services

We understand that all mains services are available to the property.

Rating Assessment

The premises have a Rateable Value of £16,250.

Interested parties are recommended to make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises existing use is generally within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking Rental

£21,500 per annum, exclusive for the offices.

Car Parking

Car parking spaces are available at an extra cost of £350 per annum, per space.

Energy Performance Certificate

| | | |
|---------------------------------------|---------------------------|---|
| 26 Croft Street PRESTON PR1 3JT | Energy rating C | Valid until: 18 January 2024 |
| | | Certificate number: 4513 2404 6343 6450 7569 |

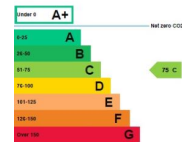
| | |
|------------------|--|
| Property type | Retail/Financial and Professional Services |
| Total floor area | 325 square metres |

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.

Photographs and Plans

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

VAT

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

Legal Costs

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

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: hjh@eckersleyproperty.co.uk