

Chartered Surveyors  
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**eckersley**  
commercial property solutions

**FOR SALE  
(MAY LET)**



## MODERN OFFICE PREMISES

90 m<sup>2</sup> ( 970 ft<sup>2</sup> )

**First Floor Offices**  
**Suite 5B**  
**Millennium City Office Park**  
**Off Bluebell Way**  
**Preston**  
**PR2 5DB**

- Excellent Motorway access with the M6 close by
- Quality landscaped environment with CCTV monitoring
- Allocated car parking
- Flexible terms

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 Preston  
 PR1 3JU

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 Lancaster  
 LA1 1ET



## Location

The development is prominently situated within the Millennium City Office Park development, one of the regions leading business parks. The M6 motorway lies approximately half a mile to the north west at Junction 31a providing easy access to the M55, M61 and M65 motorways all being within a short distance.

Immediate occupiers include EH Booths headquarters offices and distribution centre, James Hall (Spar) headquarter offices and distribution centre and the Volkswagen commercial centre.

## Description

The suite forms part of a terrace of 5 two-storey offices being of steel portal frame construction incorporating feature glass clad elevations beneath pitched roof.

The offices are located at first floor level being open plan generally benefiting from raised access data floors, suspended ceilings with category II lighting and air conditioning. WC facilities are provided at ground floor level.

Externally car parking is allocated on a pro-rata basis.

## Accommodation

We have estimated that the offices extend to a net internal floor area of 90 m<sup>2</sup> (970 ft<sup>2</sup>).

## Rating

The first floor has a current Rateable Value of £9,900.

Small businesses may be eligible for business rates relief dependent upon their circumstances. We would suggest enquiries are made with the rating department of Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Services

We understand that all mains services are connected to the premises.

## 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 should make their own separate enquiries of Preston City Council planning department ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Tenure

The long leasehold interest is available to purchase, being the remainder of a 999 year lease from 2008 at a peppercorn rent.

Alternatively, our client may consider a letting by way of a new effective full repairing lease, subject to a service charge for a term of years to be agreed.

## Price

£150,000

## Rental

£12,000 per annum, exclusive.

## Photographs and Plans

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

## Legal Costs

The ingoing tenant will contribute a maximum of £500 towards the Landlords legal costs incurred in the preparation of the lease unless longer lease terms are agreed.

## VAT

All figures quoted are subject to VAT at the standard rate.

## Energy Performance Certificate

Energy performance certificate (EPC)		
Office: Medica UK Ltd Unit 5B, Barnfield Way Barnfield PRESTON PR2 5SD	Energy rating <b>C</b>	Valid until 16 September 2023 Certificate number: 0919-1330-0363-4930-7910
Property type	B1 Offices and Workshop businesses	
Total floor area	99 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is C.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built: <b>32   B</b>		
If typical of the existing stock: <b>95   D</b>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Enquiries

Please contact the joint agents:

### Eckersley

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### Morgan Martin

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