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**TO
LET**



OFFICE SUITES AND INDUSTRIAL UNITS

40 m² (432 ft²) — 53.1 m² (572 ft²)

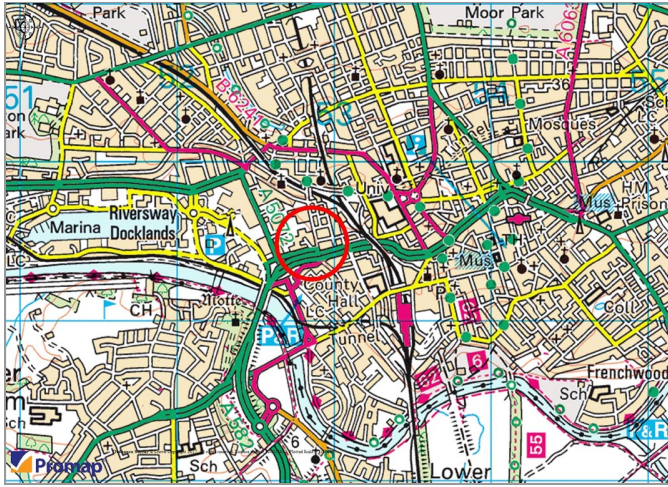
**Preston Technology
Centre
Marsh Lane
Preston
Lancashire
PR1 8UQ**

- Located close to Preston Town Centre
- Suites available on flexible terms
- Onsite meeting and conference facilities

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 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
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Location

Preston Technology Centre is located on Marsh Lane, Preston, within 5 minutes of the City Centre.

The M6/M65/M61 interchange is located approximately 4 miles to the south and can be readily reached either via A582 or A6.

Preston's main train station is also located within approximately 10 minutes walk.

Description

The Technology Centre comprises a combination of modern offices, high tech industrial units, studio space, commercial units and workshops all situated on a self-contained campus.

The self-contained office units are located around an attractive central full height atrium at the heart of the building.

The business centre is able to provide meeting, training and conferencing facilities which are available on an hourly or daily basis. Car parking is provided on site.

Accommodation

Premises range from 40 m² (432 ft²) to 53.14 m² (572 ft²) may be available. Please refer to the current availability schedule attached.

Rating Assessments

Occupiers are responsible for any national non-domestic rates attributable to their accommodation.

Individual rating assessments can be found on the Valuation Office Agency's website at www.gov.uk/correct-your-business-rates.

Occupiers may also be applicable for small business rates relief subject to individual circumstances and should make their own enquiries of Preston City Council.

Planning

The accommodation has an established use within Class B1 of the Use Classes Order 1987 (as amended).

Terms

The suites are available on flexible terms.

Rental

Rentals include the following:-

- repair and maintenance of all common parts;
- 24/7 monitored CCTV surveillance;
- customer lift;
- manned reception during normal office hours
- buildings insurance.

Tenants will be responsible for payment of:-

- gas, electricity and water charges;
- business rates applicable to their own accommodation;
- IT/telecoms connections;
- cleaning and maintenance of own accommodation.

Please refer to the current availability schedule for further details.

Photographs and Plans

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

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

Preston Technology Management Centre Certificate Reference Number: 0910-0035-7489-9302-2006
 Marsh Lane
 PRESTON
 PR1 3JJ

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

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

Net zero CO₂ emissions

110 This is how energy efficient the building is.

Technical information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 3861	22 If newly built
Building complexity (NOS level): 3	73 If typical of the existing stock
Building emission rate (kgCO ₂ e/m ² per year): 69.59	
Primary energy use (kWh/m ² per year): Not available	

VAT

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

Legal Costs

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

Enquiries

Please contact **Eckersley**
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