



TO LET 107 GARSTANG ROAD PRESTON PRI 1LD

1,900 ft² / 176 m² Semi-detached office building with extensive car parking

- Occupying an excellent prominent location on the A6 Garstang Road.
- Well presented offices in good decorative condition throughout.
- High profile building with classical elevations – brick construction incorporating stone dressings beneath pitched and slated roofs.

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

The property occupies a prominent position fronting the A6 Garstang Road close to its junction with Blackpool Road, opposite Moor Park.

Within easy reach of Preston City Centre and just over 1 mile from Junction 32 of the M6/Junction 1 of the M55 Motorways.

Description

A substantial and most attractive office building with the benefit of excellent car parking facilities.

Arranged over ground, first and second floors together with basement storage providing individual office rooms together with kitchen and WC facilities.

Accommodation

The net internal floor area (excluding the basement) extends to approximately 1,900 sq ft.

There are three main offices to the ground floor together with kitchen facilities, four offices and male and female WCs to the first floor and two office rooms on the second floor. The basement provides good clean storage and houses the gas-fired central heating boiler.

Assessment

The property is entered on the rating list at a rateable value of £13,750.

Rates Payable 2021/2022: 49.9p in the £

EPC

The Energy Performance Asset Rating is Band E-113.

A copy of the EPC will be made available from the Agent's office

Services

All mains services are connected and the property has the benefit of full gas-fired central heating and a fire alarm system.

Lease

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

Rental

£27,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

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

Legal Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail:
reception@hdak.co.uk