



**TO LET      181 – 183 FRIARGATE, PRESTON PR1 2EJ**

**2,116 ft<sup>2</sup> / 197 m<sup>2</sup> First Floor Self-Contained, Air Conditioned Office Premises**

- Well-proportioned office accommodation with excellent natural light and private entrance from the pedestrianised section of Friargate
- Excellent position for A2 users being in the heart of the City Centre
- The accommodation has the benefit of air-conditioning and will be refurbished prior to a tenant's occupation.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

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The premises occupy an excellent corner position at the junction of Friargate and Market Street close to St Georges Shopping Centre and with views over the flag market.

### **Description**

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A substantial office suite with self-contained access from Friargate.

The accommodation will be refurbished to a good standard and incorporates a large open plan general office, four good quality glazed partitioned offices together with kitchen and male and female WCs.

### **Accommodation**

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The net internal floor area extends to approximately 2,116 ft<sup>2</sup> / 197 m<sup>2</sup>.

### **Assessment**

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The property is entered on the rating list at a rateable value of £10,250.

Rates Payable 2017/2018: 47.9p in the £

### **Planning**

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The premises have previously been used for B1 office purposes but are considered suitable for A2 financial and professional use.

Prospective Tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906912.

### **Services**

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Air conditioning is installed and the offices have the benefit of burglar and fire alarm systems.

### **Lease**

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The office suite is available on a new 3 year Lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The Lease shall be upon effective full repairing and insuring terms.

### **Rental**

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£20,000 per annum plus VAT, exclusive of rates, payable quarterly in advance by standing order.

### **Legal Costs**

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

### **EPC**

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A copy of an EPC will be made available from the agent's office.

### **Viewing**

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Strictly by appointment through the agents HDAK. Telephone: 01772 652652 or e-mail: [reception@hdak-uk.com](mailto:reception@hdak-uk.com)