



TO LET 28 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 0DQ

589 ft² / 55 m² Fully serviced first floor office suite with car parking

- Prominent position in the heart of Penwortham
- Private car parking directly to the rear
- Carpeted and decorated throughout ready for immediate occupation

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

01772 652652

Location

Prominently located on the corner of Liverpool Road and Kew Gardens in the heart of Penwortham.

Well served with all amenities close by including banks, shops, bars and restaurants and a large Tesco supermarket.

Description

A well proportioned first floor office suite with excellent natural lighting.

The plan attached to the particulars indicates the layout.

The office suite has the use of shared ground floor kitchen and WC facilities.

Private car parking spaces are available directly to the rear.

Accommodation

The net internal floor area extends to approximately 589 ft².

Services

The offices have the benefit of gas-fired central heating.

Lease

The offices are available on a fully inclusive basis with the landlord retaining responsibility for external repair and maintenance and cleaning of the common area.

The length of lease is open to negotiation with the lease being contracted outside the Landlord & Tenant Act 1954.

Rental

£12,000 per annum, payable quarterly in advance.

Rental to include business and water rates, heat and light, Wi-Fi, cleaning to the common areas and toilets, window cleaning, insurance, external repair and maintenance and all costs associated with the upkeep of the property.

The tenant will be responsible for internal repair and decoration of the offices.

EPC

The Energy Performance Asset rating is Band C58. A full copy of the EPC is available at www.epcregister.com.

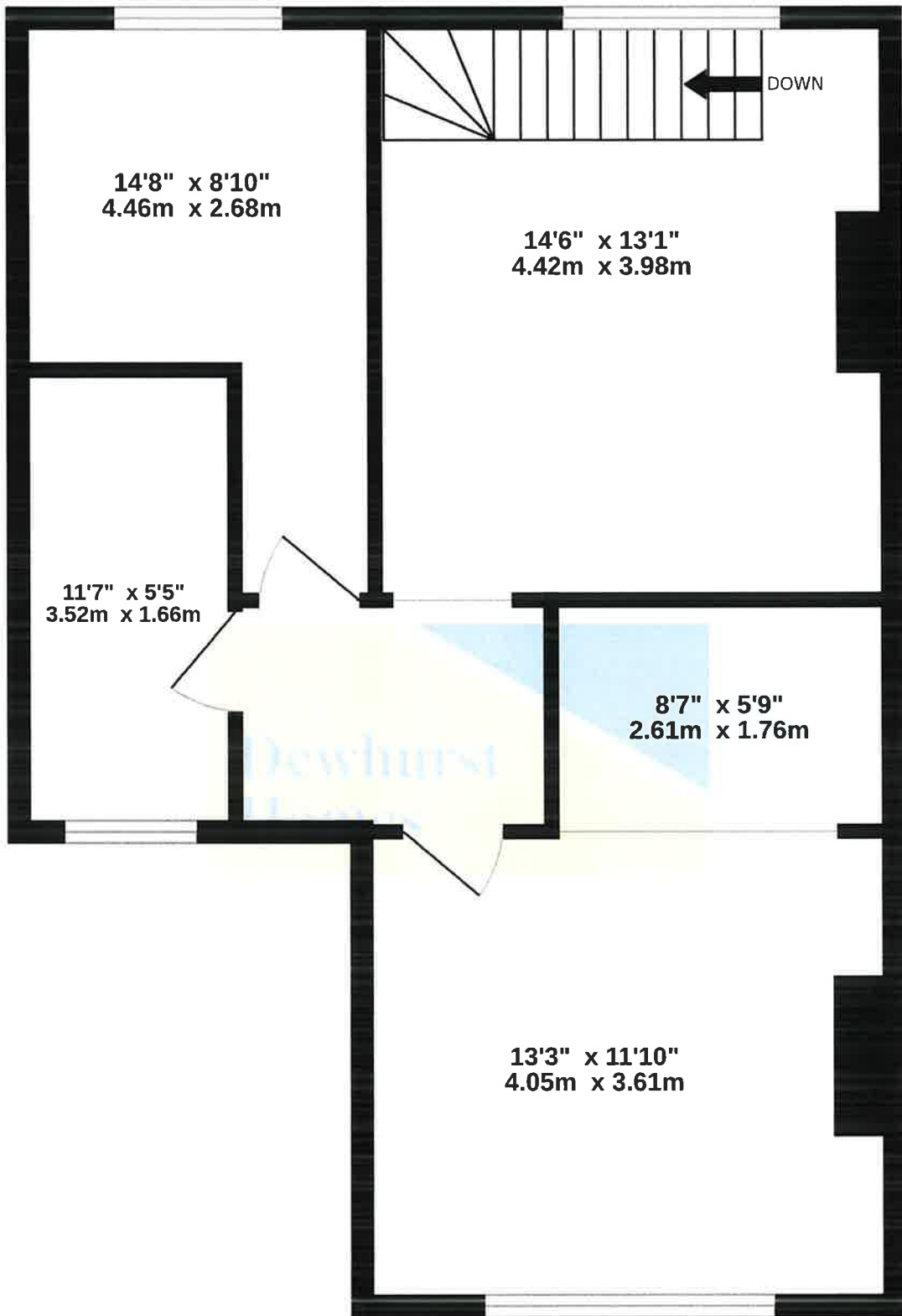
Legal Costs

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.

FIRST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



UPSTAIRS, 28 LIVERPOOL ROAD

TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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