



## **TO LET ESTATE HOUSE 18 FOX STREET PRESTON PR1 2AB**

1,500 ft<sup>2</sup> / 139 m<sup>2</sup> Second floor refurbished office suite

- Modern office accommodation, well located just off Fishergate, the city's prime shopping thoroughfare
- Good quality accommodation with fitted carpeting, suspended ceiling with inset lighting, gas fired central heating, UPVC double glazed windows, burglar and fire alarm systems etc
- Ample pay and display car parking close by

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

**01772 652652**

## **Location**

Well located just off Fishergate, Preston's prime shopping thoroughfare.

Adjacent to Lloyds Bank and a short distance away from the Premier Inn Hotel.

Ample public car parking is available close by and the bus and railway stations are both within a few minutes' walk.

## **Description**

Second floor office suite within a modern four storey building with the benefit of a lift to all floors.

The suite provides well-proportioned accommodation, primarily open plan but with some partitioned private offices and separate kitchen/staff facilities.

Male and female WC facilities.

## **Accommodation**

Net internal office area of approximately 1,500 ft<sup>2</sup> / 139 m<sup>2</sup>.

## **Assessment**

The suite is entered on the rating list at a rateable value of £7,600.

Rates payable 2022/2023: 49.9p in the £

Small business rate relief may be available.

## **Services**

The office has the benefit of full gas fired central heating together with intruder and fire alarm systems.

## **Service Charge**

The tenant shall be responsible for a contribution towards a service charge for the general maintenance and upkeep of the common parts of the building, which also includes the provision of gas fired central heating.

The current on account payment for the suite is £1,000 per quarter.

## **EPC**

The Energy Performance Asset rating is Band E124. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Lease Details**

The suite is available on an effective full repairing and insuring lease for a term to be agreed.

## **Rental**

Available at a rental of £12,500 per annum, exclusive of rates and service charge, payable quarterly in advance.

## **Legal Costs**

Each party is to be responsible for their own legal costs.

## **Viewing**

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