



## **TO LET 36A ORMSKIRK ROAD PRESTON PR1 2QP**

Self-contained fully refurbished first floor office suite extending to 610 ft<sup>2</sup> / 57 m<sup>2</sup>

- Prominently located just off the Ringway on the edge of Preston City Centre
- Adjacent to the Holiday Inn Hotel, Bus Station, St John's Shopping Centre and the new luxury apartment complex currently under construction by the Heaton Group
- High quality accommodation with LED lighting and air conditioning

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

**01772 652652**

### **Location**

Prominently located just off the Ringway, at the junction of Ormskirk Road and Tithebarn Street, close to the Holiday Inn Hotel, Bus Station, St John's Shopping Centre, the open market and the new luxury apartment complex under construction by the Heaton Group.

### **Description**

A self-contained first floor office suite with access from Ormskirk Road.

The plan attached to the particulars illustrates the layout of the offices.

### **Accommodation**

A two room office suite extending to approximately 610 sq ft.

The accommodation is fitted to a high standard with suspended ceiling, LED lighting, air conditioning, kitchen and WC facilities.

### **EPC**

The Energy Performance Asset rating is Band E109. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

### **Assessment**

A new separate assessment will have to be made but it is expected that any occupier will have the benefit of small business rate relief.

### **Lease**

The offices are offered on a three year lease, or multiples thereof, subject to upward only rent reviews at three yearly intervals.

The lease shall be upon full repairing and insuring terms by way of a service charge.

A service charge is payable to cover the management of the property, insurance, external window cleaning, fire alarm service and repairs and external maintenance. The service charge is calculated on a square footage basis and these offices are charged 8.3% of the total cost and it is anticipated that the current service charge will be approximately £2.50 per sq ft.

### **Rental**

£7,500 per annum, exclusive of rates and service charge, payable quarterly in advance by standing order.

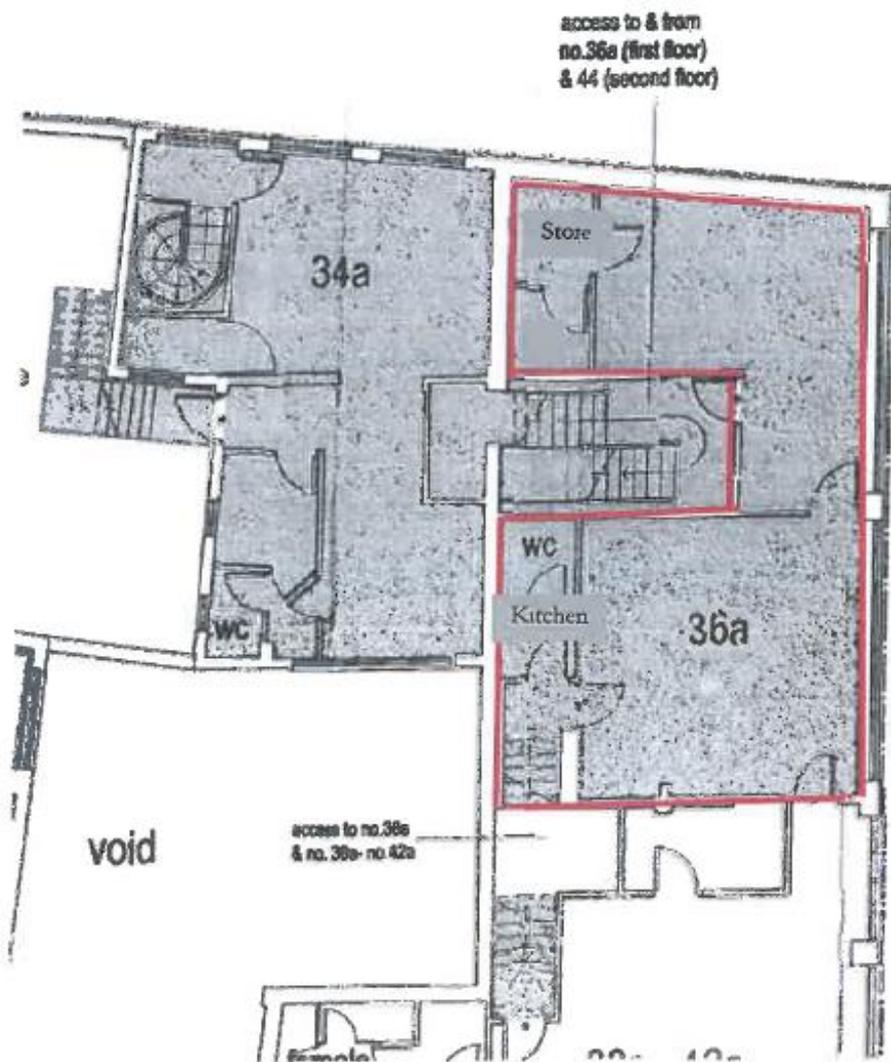
### **Costs**

Each party is to be responsible for their own legal costs involved in the preparation of the lease.

### **Viewing**

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

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*Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.*