



TO LET 523 GARSTANG ROAD, BROUGHTON, PRESTON PR3 5DL

2,850 ft² / 265 m² Modern high spec office suite with onsite car parking

- Prominent location in the centre of Broughton Village with the benefit of onsite car parking
- Excellent communications being within half a mile of J1 of the M5 and J32 of the M6 motorways
- Fitted to a very high standard throughout

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

01772 652652

Location

Occupying a prominent corner position in the centre of Broughton, a much sought after suburb to the north of Preston.

Situated at the Broughton crossroads, at the junction of Garstang Road and Whittingham Lane and within an area with good quality facilities close by including public house/restaurant, supermarket, petrol filling station etc.

Description

Situated on the first floor of a modern two-storey building with a restaurant to the ground floor.

The offices have a spacious ground floor reception area with lift to the first floor and provide an excellent mix of open plan and private meeting rooms/board room etc.

Accommodation

The net internal office area extends to approximately 2,850 sq ft. Well appointed throughout with excellent natural light and compete with kitchen, well appointed WCs including disabled facility and a shower.

Services

The offices have the benefit of under floor heating throughout.

EPC

A copy of the EPC will be made available at the agent's office. The EPC rating is B42.

A full copy of the EPC is available at www.epcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £15,000.

Rates Payable 2024/25: 49.9p in the £

Occupiers may be eligible for small business rate relief. Interested parties should make their own enquiries of the local rating authority at Preston City Council. Tel: 01772 906912

Lease

The premises are offered on a 3 year lease, or multiples therefore, subject to 3 yearly rent reviews.

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

Rental

£30,000 per annum, exclusive of rates, payable quarterly in advance.

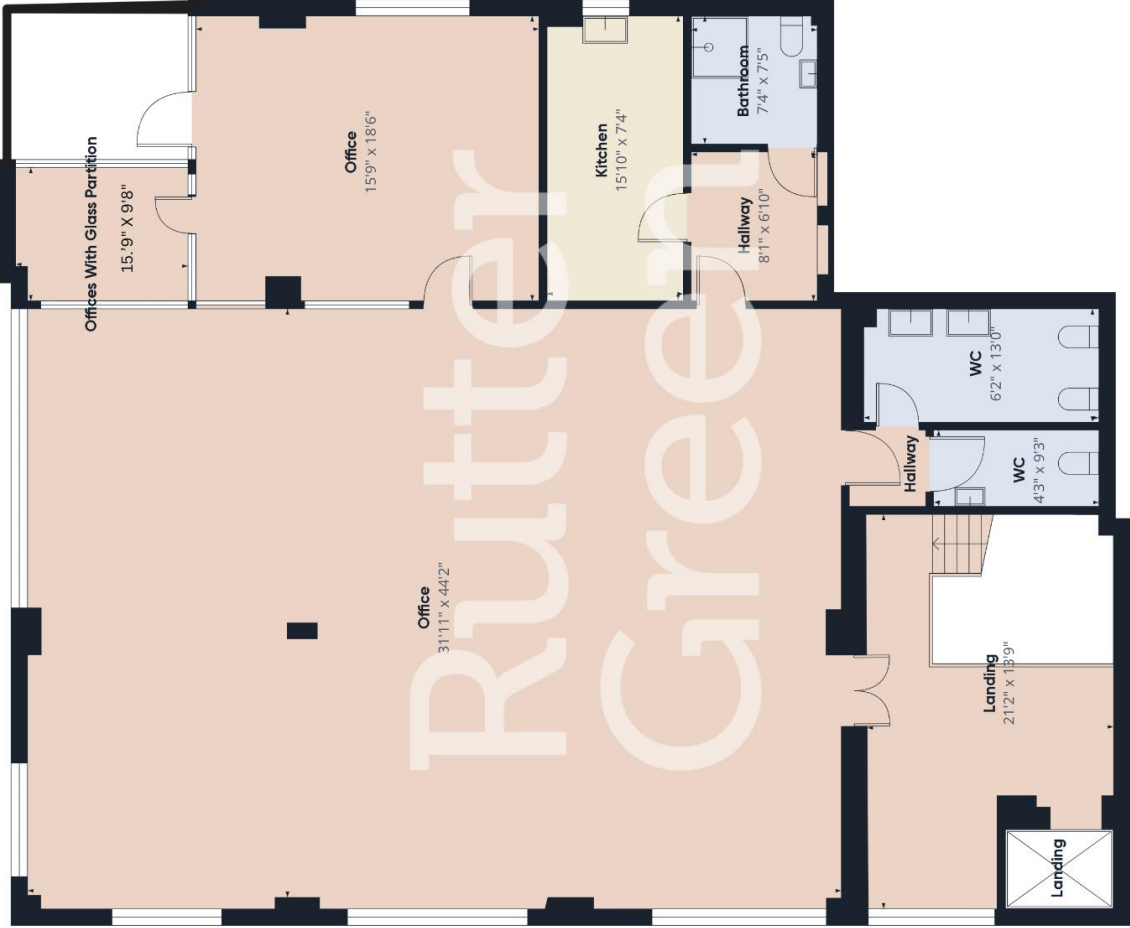
Rental and service charge payments will be subject to VAT at the standard rate.

Legal Costs

Each party is 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



Floor 1

Approximate total area⁽¹⁾
2422.86 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

