



## **TO LET 61A FRIARGATE PRESTON PRI 2AT**

550 ft<sup>2</sup> / 51 m<sup>2</sup> Well presented first floor office suite with on site car parking and additional storage

- Carpeted and well decorated throughout, ready for immediate occupation
- Secure on site car parking for one vehicle
- Adjacent to a “pay and display” car park where contracts are available

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

**01772 652652**

## **Location**

Situated within easy walking distance of the City Centre and adjacent to a “pay and display” car park.

## **Description**

A self-contained first floor office suite with the benefit of additional second floor storage and secure on site car parking.

Well decorated, carpeted and fitted throughout, ready for immediate occupation.

## **Accommodation**

The net internal office area extends to approx. 550 sq ft, together with an additional 400 sq ft of second floor file storage.

Entrance from St Mary’s car park, with one secure car parking space.

Reception	12’ 1” x 15’ 1”
Office	12’ x 12’ 4” plus 8’ 3” x 7’ 7”
Meeting Room	13’ 1” x 13’ 3”

Kitchenette with stainless steel sink unit and base and wall units.  
WC and wash basin facilities.

To the second floor there are two storage rooms, ideal for archive filing.

## **Services**

The offices have the benefit of a newly-installed gas fired central heating system. Upvc double glazed windows throughout.

## **Assessment**

The property is entered on the rating list at a Rateable Value of £3,250.

Rates Payable 2022/2023: 49.9p in the £

Small business rate relief may be available

## **Lease**

The length of tenancy is open to negotiation with the tenants responsible for internal repairs and decoration and a contribution towards the insurance of the property.

## **EPC**

The Energy Performance Asset rating is Band D89. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Rental**

£100.00 per week (ie, £5,200 pa), exclusive of rates, payable quarterly in advance by standing order.

## **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](mailto:reception@hdak.co.uk)