



TO LET 9 MOOR PARK AVENUE PRESTON PR1 6AS

2,574 ft² / 239 m² Period office building overlooking Moor Park

- A substantial period office building offering well-proportioned accommodation over ground, first and second floors with additional basement storage
- Convenient out of town location with street parking to Moor Park Avenue and private car park and lock up garages to the rear with access from St Thomas Road
- Offered on internal repairing and insuring terms with a substantial rent free period available

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

01772 652652

Location

The property is prominently situated overlooking Moor Park immediately off Garstang Road (A6) approximately 1.5 miles north of Preston City Centre.

Within easy reach of junction 32 of the M6/junction 1 of the M55 and the remainder of the North West motorway network.

Description

A substantial period office building constructed over ground, first and second floors together with basement storage.

Of traditional construction with brick main walls incorporating stone heads and sills beneath a pitched slated roof.

A private car park and three lock-up garages capable of accommodating up to 10 vehicles is situated to the rear directly accessed off St Thomas Road.

Accommodation

Providing a good range of general and private offices, the property provides the following net floor areas:

Ground floor:	1,103 sq ft
First floor:	902 sq ft
Second floor:	569 sq ft

In addition to the office accommodation, good dry storage facilities are available in the basement.

Services

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

A full fire alarm system has been installed with emergency lighting, smoke detectors etc.

Assessment

The unit is entered on the rating list at a rateable value of £14,750.

Rates payable 2019/2020: 49.1p in the £

Lease

The premises are available on an internal repairing and insuring lease with the landlord retaining responsibility for the maintenance of the exterior.

It is acknowledged that the premises are in need of redecoration and upgrading and a substantial rent free period is available to a tenant entering into a reasonable length of lease.

Rental

£17,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band D81. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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