



TO LET ALLIANCE HOUSE 34-44 ORMSKIRK ROAD PRESTON PR1 2QP

Self-contained first floor office suite 1,604 ft² / 149 m²

- Alliance House is prominently located just off the Ringway on the edge of Preston City Centre
- Adjacent to the Holiday Inn Hotel, Bus Station and St John's Shopping Centre
- Fitted to a good standard throughout and ready for immediate occupation

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

01772 652652

Location

Prominently located just off the Ringway, Alliance House is situated at the junction of Ormskirk Road and Tithebarn Street, close to the Holiday Inn Hotel, Bus Station, St John's Shopping Centre, the open markets and a number of Preston's main office buildings.

Description

Alliance House is a substantial shop and office development providing retail accommodation to the ground floor, together with 2 upper floors of offices.

A self-contained first floor office suite with access from both Tithebarn Street and Ormskirk Road.

Plan attached to the particulars illustrate the layout of the premises.

Accommodation

38A – 42A Ormskirk Road: Self-contained first floor offices extending to approximately 1,604 ft².

The accommodation is fitted to a good standard throughout, with suspended ceilings, inset lighting, carpeting etc.

EPC

A copy of the EPC is available from the agent's office.

Assessment

The Valuation List for April 2018 confirms rateable values as under:

38A and 42A Ormskirk Road: £9,000
(first floor offices)

Rates payable 2019/2020: 49.1p in the £

The occupier may have the benefit of small business rate relief. Prospective tenants are advised to make their own enquiries of Preston City Council.

Lease

The length of lease is open to negotiation but will be 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.

Rental

38A & 42A Ormskirk Road: £10,000 pa

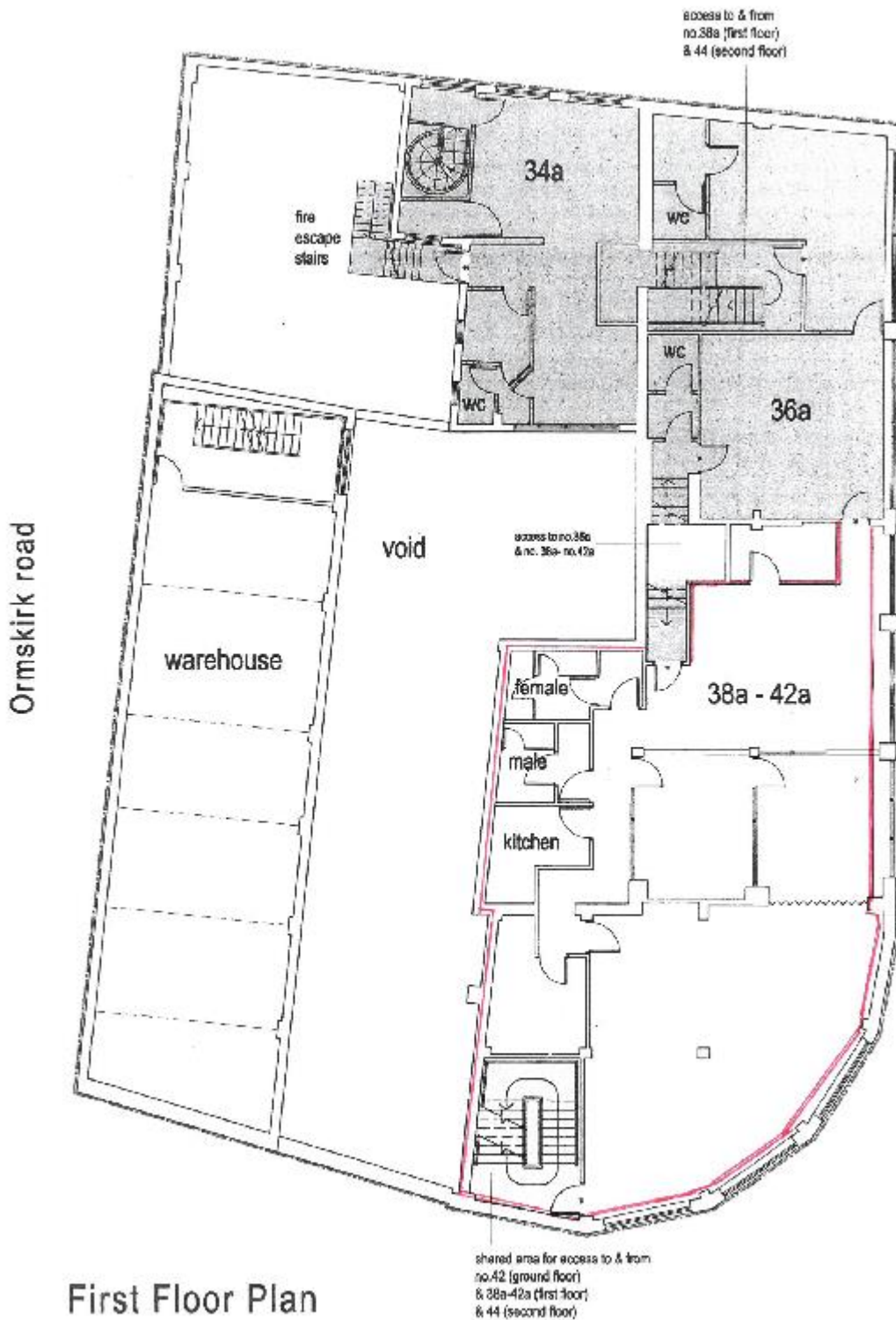
Rentals quoted are exclusive of rates and payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for its 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



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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.