TO LET FIRST FLOOR OFFICES 286 GARSTANG ROAD FULWOOD PRESTON PR2 9RX

403 ft² / 37 m² Self-contained office suite with two designated car parking spaces

- Prominently located on the A6 Garstang Road, close to the motorway network at Junc 32 of the M6

- Refurbished to a good standard, with double glazed windows, wood-effect flooring, suspended ceiling and inset lighting etc.

- Prime advertising position. Highly visible at the junction of Garstang Road, Sharoe Green Lane and Black Bull Lane.

Location

Prominently located on the main A6 Garstang Road at its junction with Sharoe Green Lane and Black Bull Lane.

Forming part of a busy commercial centre, close to shops, restaurants, and the Black Bull public house.

Within walking distance of the Royal Preston Hospital.

Description

A self-contained first floor office suite providing an open plan general office, private office, kitchen/canteen together with WC facilities.

Internal photographs are available on our website.

A plan is attached illustrating the two car parking spaces available at the property.

Accommodation

The net internal office area extends to approx. 403 sq ft.

Lease

The length of lease is open to negotiation, upon effective full repairing and insuring terms by way of service charge.

Assessment

The property is entered on the rating list at a rateable value of £3,100.

Rates Payable 2024/2025: 49.9 p in the £

Small Business Rate relief will apply. Full details available from Preston City Council.

Rental

£8,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

A copy of the EPC will be made available from the Agent's office.

Legal Costs

Each party will 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

286 Garstang Road, Fulwood, Preston PR2 4RX

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