



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

403 ft<sup>2</sup> / 37 m<sup>2</sup> 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 high 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.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

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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, the Black Bull public house and NatWest bank.

Within walking distance of the Royal Preston Hospital.

### **Description**

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A self-contained first floor office suite, comprising three office rooms, together with WC facilities.

The offices have been refurbished to a high standard and provide one large open plan office and two private offices.

### **Accommodation**

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

### **Lease**

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

### **Assessment**

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The property is entered on the rating list at a rateable value of £2,325.

Rates Payable 2019/2020: 49.1p in the £

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

### **Rental**

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

### **EPC**

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

### **Legal Costs**

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Each party will be responsible for their own legal costs involved in the transaction.

### **Viewing**

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