



**TO LET KINGSFOLD HOUSE 60 FRENCHWOOD KNOLL
PRESTON PR1 4LE**

1,044 ft² / 97 m² Ground floor office suite with 4 car parking spaces.

- Purpose built high quality office accommodation
- Convenient edge of city centre location with private car parking and additional on-street parking
- Close to Virgin Media and Newman College

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

01772 652652

Location

Kingsfold House is conveniently situated on the edge of Preston City Centre with neighbouring occupiers including Newman College and Virgin Media.

Accessed from Manchester Road and London Road, one of the main roads leading south out of the city centre.

Description

The ground floor suite forms part of a purpose built two storey office building constructed to a high standard.

Gated entrance to the rear car park with four designated car parking spaces. Additional on-street car parking available along Frenchwood Knoll.

Accommodation

The net internal office area extends to approximately 1.044 ft²/97 m².

Comprising entrance hall with male/disabled and female WC facilities, reception area, private office/meeting room, open plan office and fully fitted kitchen facilities.

The offices are well decorated throughout and ready for immediate occupation.

Services

The premises have the benefit of gas fired central heating.

EPC

An EPC will be made available from the agent's office.

Assessment

The unit is entered on the rating list at a rateable value of £6,700.

Rates payable 2020/2021: 49.9p 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.

Service Charge

A service charge of £125 per calendar month is payable by the tenant in respect of common part cleaning, window cleaning, external car parking and landscaping maintenance etc.

Lease

The premises are available on a new lease for a term of years to be agreed, upon effective full repairing and insuring terms.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

VAT

VAT at the standard rate is payable on both the rental and the service charge.

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