



TO LET 36 - 37 GREAT GEORGE STREET PRESTON PR1 1TJ

1,009 ft² / 94 m² Ground Floor office and First Floor storage premises

- Good quality ground floor offices with first floor storage facility
- Within an established trade location, with nearby occupiers including Topps Tiles, Iceland Frozen Foods, and City Electrical Factors
- Just off the A6, close to the city centre and with easy access to the motorway network.

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

01772 652652

Location

Prominently located with frontage to both Great George Street and Kent Street, just off the main A6 North Road.

Description

A ground floor office suite with first floor storage facilities and car parking for one vehicle to the front elevation.

Accommodation

The net internal floor area extends to approx. 1,009 sq ft / 94 m².

On the ground floor there are two offices 9' x 14' 8" and 8' 8" x 12' 9" fitted to a high standard, together with good quality kitchen and WC facilities.

First floor storage area 25' 6" x 30' 2" with timber floor and fluorescent lighting.

Planning

Previously occupied for storage and office use, the premises are considered suitable for a variety of B1/B8 uses.

Prospective tenants should make their own enquiries of Preston City Council Planning Dept on 01772 906912.

Assessment

The rateable value has not yet been assessed but will be below the threshold for small business rate relief.

Lease

The tenant shall be responsible for internal repairs and decoration, together with payment of rates and utilities, where applicable.

Rental

£800 per calendar month, exclusive of rates, payable monthly in advance by standing order.

EPC

The Energy Performance Asset rating is Band E112. A full copy of the EPC is available at www.epcregister.com.

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