



TO LET UNIT A, 247 ELDON STREET, PRESTON PR2 2BB

1,200 ft² / 111 m² newly fitted and fully furnished high quality office/light industrial premises

- Convenient location on Eldon Street, within a popular commercial locality
- 3 dedicated car parking spaces within secure yard
- Electrically operated shutters to all doors and windows. Fitted to a high standard throughout

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

01772 652652

Location

Situated on Eldon Street, just off Blackpool Road (A5085) which forms the outer ring road of Preston, linking the Fylde Coast to the west and the M6 to the east and with easy access to Preston City Centre.

Description

A two-storey facility, constructed and fitted to a high standard throughout, providing accommodation ready for immediate occupation.

The premises have the benefit of electric heating, electric shutters to windows and doors, double glazed windows, quality lighting, computer dado trunking, fitted carpets etc.

Accommodation

The premises have a gross internal floor area of approximately 1,200 ft².

The ground floor provides a reception and open plan office/work area. On the first floor, there are four rooms, kitchen and WC facilities.

Lease

The premises are available on a standard 3 year full repairing and insuring lease.

Assessment

The property is entered on to the rating list at a rateable value of £8,000.

Rates Payable 2024/2025: 49.9p in the £

Small business rate relief may be available.

Planning

The premises fall within Class E and are suitable for a wide variety of office, light industrial or storage purposes.

Prospective tenants are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

Rental

£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are 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