

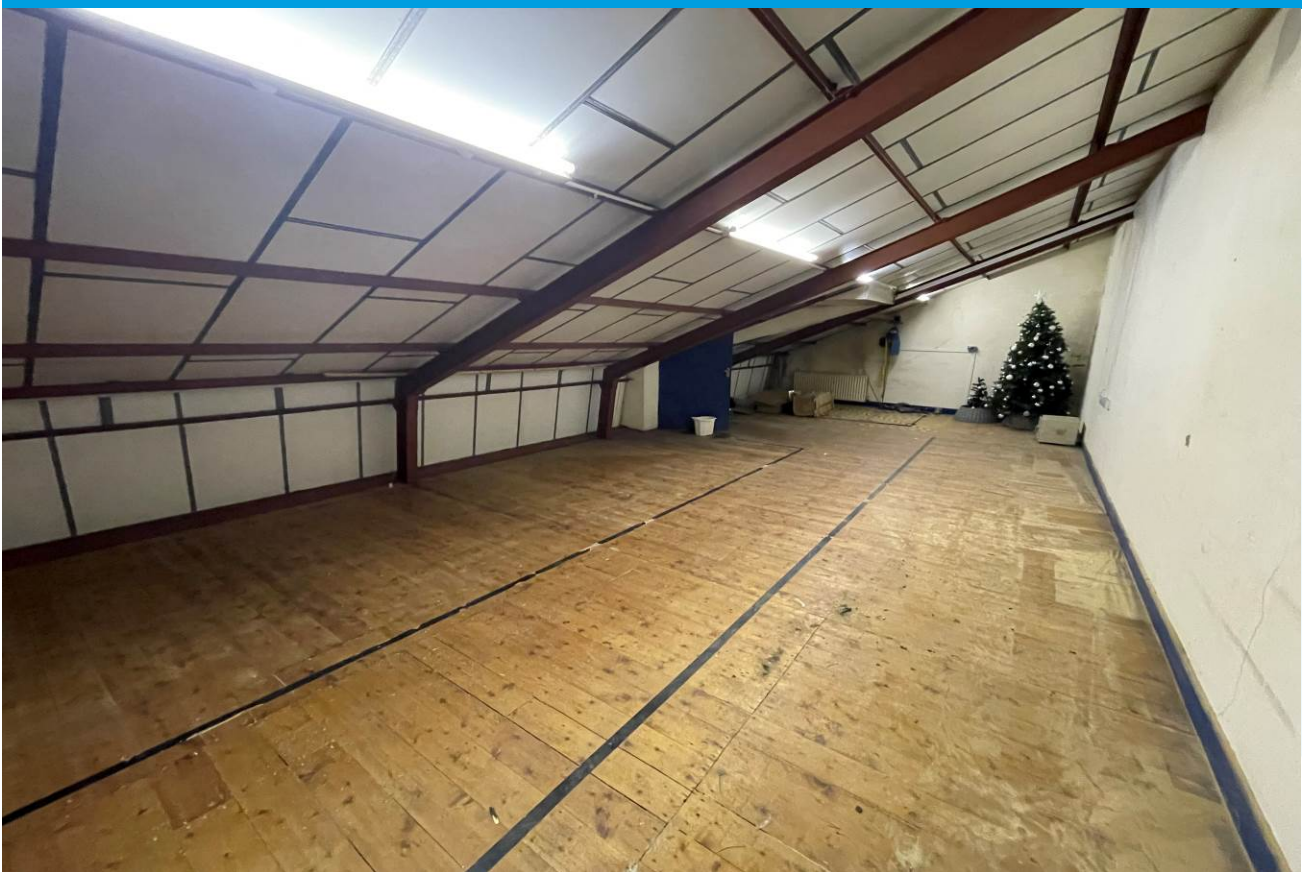
# FOR LEASE

## SECURE & DRY STORAGE SPACE IN PRESTON CITY CENTRE, OPPOSITE PRESTON BUS STATION

SECOND FLOOR STORAGE SPACE  
ALLIANCE HOUSE  
ORMSKIRK ROAD  
PRESTON  
PR1 2QP

- DRY & SECURE STORAGE SPACE
- IDEAL FOR AN ONLINE BUSINESS FOR STORAGE AND DISTRIBUTION REQUIREMENTS
- APPROX 1,070 SQ FT
- HOT DESKS AND OFFICES ALSO AVAILABLE WITH THE SAME BUILDING
- ACCESSED VIA THE MAIN OFFICE CENTRE (WITH RECEPTION)
- IDEAL FOR A VARIETY OF PROFESSIONAL LOCAL BUSINESSES OR FOR REGIONAL STORAGE

**RENT: OFFERS OVER £5,000 PA EXC**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# ORMSKIRK ROAD, PRESTON

## LOCATION

This easily accessible building occupies a highly visible location fronting onto Ormskirk Road with return frontage onto Tithebarn Street. It is located opposite the Holiday Inn, Preston City Bus Station and multi-storey car park. The A59 / A6 Ringway is accessible, approximately 100m away. A wide variety of local shops and amenities are within walking distance

## DESCRIPTION, SIZES & RENTS

Second floor storage

SF – 1,070 SQ FT (some restrictive head height)

The leasing of this space also includes the **potential** opportunity to lease hot desks or office space and to network with other professionals / property professionals and the use of the communal kitchen, WCs and breakout area. Other built environment occupiers include Quantity Surveyors, Architects/Designers, amongst others.

## ACCOMMODATION

Second Floor (open plan storage space): 18.6m x 5.4m (with some restricted head space into the eaves) = 1,070 sq ft

## BUSINESS RATES / UTILITY BILLS

Tenants pay their own rates / bills.

## MANAGEMENT / SERVICE CHARGE

Rent is subject to 5% management charge and service charges (FRI).

## ADDITIONAL IMAGES

Can be seen overleaf.

## LEASE DETAILS/ LEGAL FEES

Available by way of a new lease with terms to be negotiated. The ingoing tenant is responsible for the landlord's legal fees incurred, if applicable. Quote to be provided.

## EPC

TBC

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

## VAT

Disclaimer: All prices quoted are exclusive of VAT but are subject to VAT at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01772 280500 Option 1

## Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.  
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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