

TO LET

Office & Workshop Space
591 - 1,619 Sq Ft



VERNON BUILDING, BERKELEY STREET, ADELPHI, PRESTON, PR1 7EU

- Edge of City Centre Location
- Competitive Inclusive Terms
- Immediate availability



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Location

The property is situated on the edge of Preston City Centre close to the University of Lancashire, this is a mixed use area.

Junction 31 of the M6 is approximately 2 miles from the property.

Description

The property comprises the following:

Offices-Single storey brick built ground floor office. 2 parking spaces

Workshop-Single storey brick built workshop with offices. Roller Shutter door. 2 parking spaces

Next to the properties is a large car park where additional spaces are available to lease from £50 per per space per month

Accommodation

The following are available:

Offices: 591 sq.ft Rent £7,200 pa

Workshop: 1,028 sq.ft Rent £10,000 pa

Consideration will be given to offering the space as a whole. Further details on request.

Tenure

Leasehold only

Lease Terms

The properties are available by way of a new lease for a minimum period of 12 months on FRI terms.

Quoting rents will include electric (fair usage policy), water and business rates.

A deposit will be required. Further details on request.

Rating

Each space will require assessment on occupation, although we would expect that they will benefit from small business rates relief, further details on request.

Legal Costs

Each party to be responsible for their own costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all main services (with the exception of gas) are connected to the property. Further details on request

EPC

An EPC is available on request

Planning

Office/Light Industrial Uses considered.

MOTOR TRADE USES WILL NOT BE PERMITTED

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£7,200 - £17,200 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

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