



MODERN OFFICE PREMISES TO LET

2nd Floor
2, Wyder Court
Millennium City
Park,
Bluebell Way,
Preston PR2 5BW

LOCATION

The property is located on Millennium City Office Park which is located adjacent to Junction 31a of the M6 and within 3 miles of Preston City Centre.

Millennium City Office Park is an established, modern business park with several national occupiers located within the vicinity namely Booths Supermarket Head Quarters together with a Spar Distribution Centre, Starbucks, Subway and Perrys to name but a few.

DESCRIPTION

The property comprises the top floor of a modern, purpose built office building benefiting from the following features:

- Self-contained, second floor offices
- Air conditioned cooling/heating throughout
- Carpet floor coverings
- Double glazed aluminium windows
- WC facilities
- Suspended ceilings with integral fluorescent lighting
- Combination of open plan/cellular accommodation
- Perimeter trunking for data and power
- Fully fitted kitchen/canteen area
- On-site, secure parking

The offices are accessed via a shared reception area and there are additional WC facilities within the central core.

FLOOR AREAS 3,085 sq ft (286.6sq m)

TERMS

The premises are available by way of a sublease expiring on 9th January 2022.

RENTAL £38,500 per annum exclusive.

SERVICE CHARGE

A nominal service charge is payable to cover the costs associated with the maintenance of the common areas. Details available on request.

RATES

To be separately assessed but contact the letting agents for an estimate for budgeting purposes.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

VIEWING

Strictly by appointment

CONTACT

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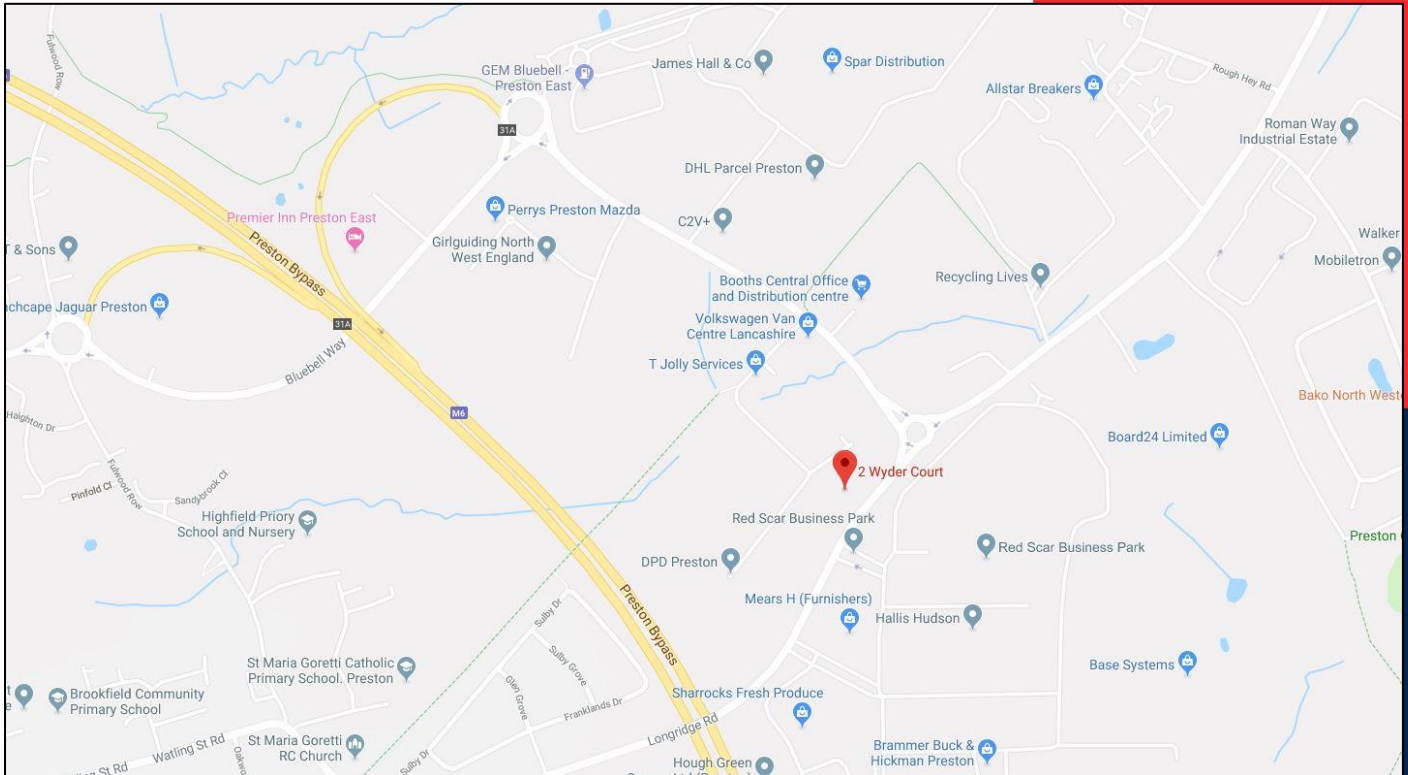
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LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.



Energy Performance Certificate HM Government
Non-Domestic Building

Wyder Group Unit 2
Millennium Park
Ribbleston
Preston
PR2 5BW

Certificate Reference Number:
9020-6005-0348-9730-4030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	Over 150
G	Over 150

Net zero CO₂ emissions

71 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	951
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

54	If newly built
114	If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP

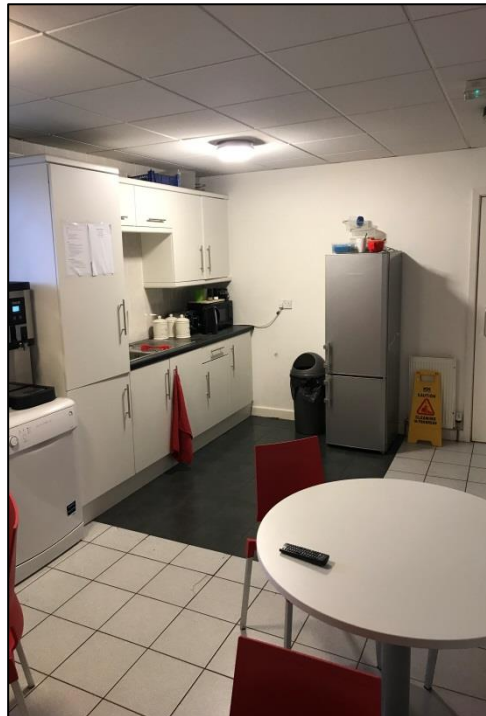
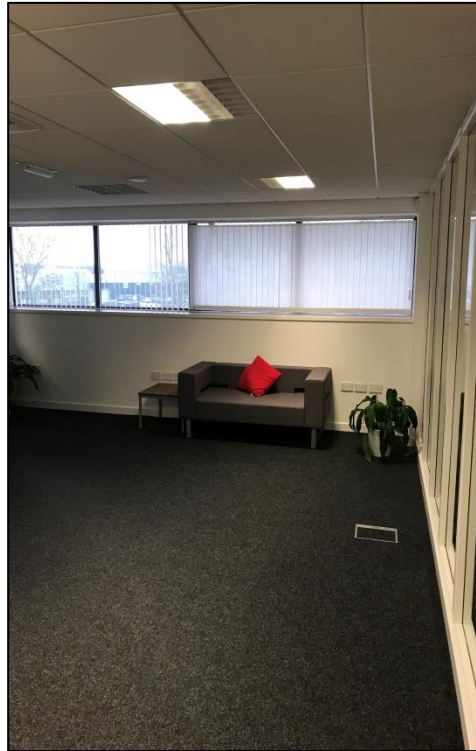
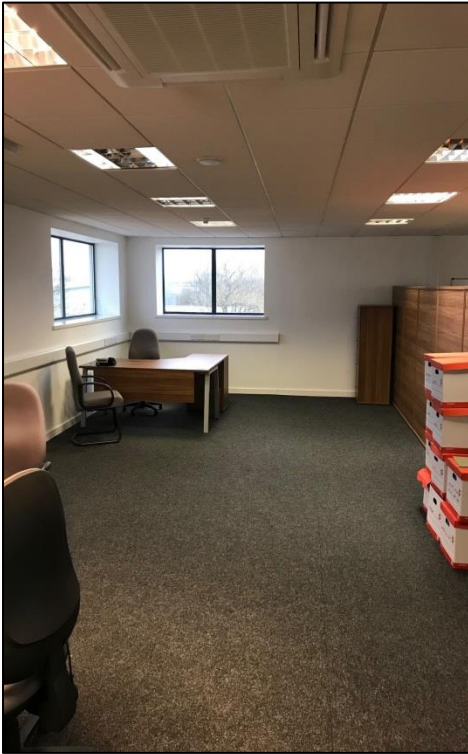


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INTERNAL PHOTOGRAPHS



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