

Preston Technology Centre, Marsh Lane, Preston PR1 8UQ

to let

Serviced offices  
various sizes



From £5,760 per annum

- Bright, communal atrium
- 5 minutes drive from City Centre and only 15 minutes walk to Preston Railway Station
- Car parking on site
- Spaces to suit business of all sizes

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Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

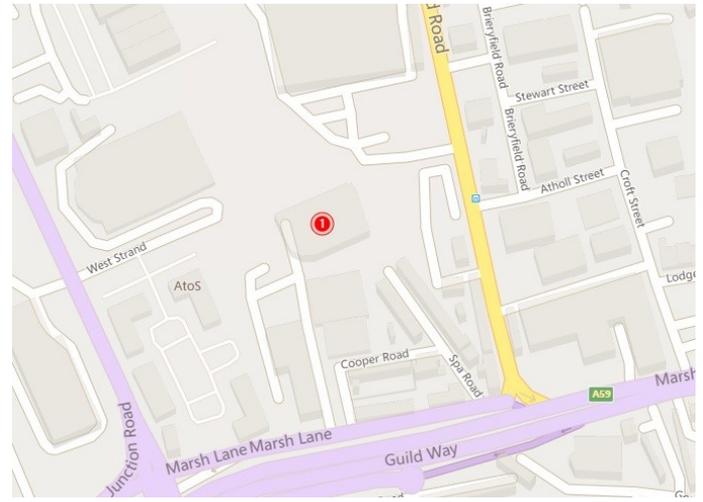
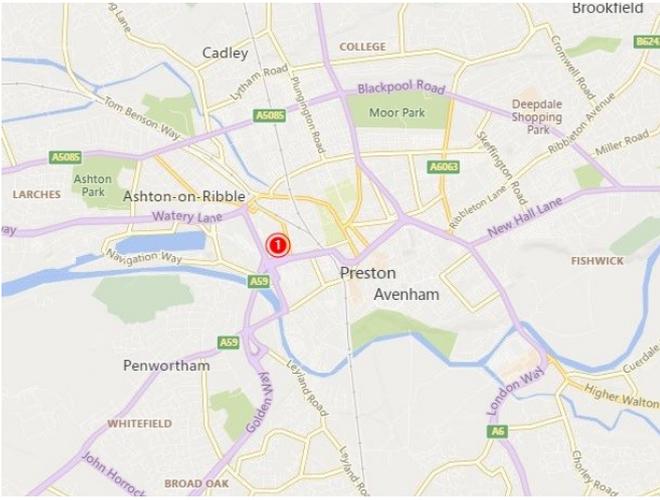


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## Location

The subject premises are located on Marsh Lane, Preston just half a mile from the city centre. Preston railway station is just a 15 minute walk from the offices and Lostock Hall station 2.8 miles away. The offices benefit easy access to the M6 motorway and therefore the offices an ideal location for commuters.

## Description

The offices at Preston Technology Centre offer a unique combination of bright, modern, offices and workshops. The focal point is the glazed atrium at the centre of the building which houses communal breakout areas perfect for relaxing and networking. Occupiers can benefit from great onsite facilities such as meeting/training rooms, postal services and an onsite BizSpace team who are on hand to help.

The premises is adjacent to West Strand Business Park which offers gym facilities, nursery and supermarket as well as free parking, all within 1 mile of the City Centre.

## Services

We understand mains services are connected to the property to include mains water, drainage and electric. Electricity is metered and recharged monthly. Where gas is offered this is the occupiers responsibility.

## Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice

	SQFT	RENT P.A.
Office F27A	220	£5,760
Office F24B	316	£9,540
Office F19	432	£9,072
Office F20	557	£11,700
Office F21	557	£11,697
Office F23	606	£12,720
Office F25	1141	£23,964

## Rating

Each occupier is responsible for their own business rates. Interested parties should make their own enquiries with regards to Rateable Value and estimated rates payable for the individual suites. Estimated costs are as follows

	SQFT	RATES P.A
Office F27A	220	£440
Office F24B	316	£632
Office F19	432	£1546.90
Office F20	557	£1114
Office F21	557	£1746.50
Office F23	606	£1212
Office F25	1141	£2282

## Tenure

The offices are available to let by way of a new internal repairing and insuring lease at terms to be negotiated.

A deposit will be required.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT is applicable and payable on any transaction.

## Legal costs

Each party to be responsible for own legal costs incurred in any transaction.

## EPC

Energy Performance Certificates will be made available in due course.

## Enquiries & Viewings

Strictly by appointment with the agents  
Email: [info@parkinsonre.com](mailto:info@parkinsonre.com)  
Tel: 01942 741800

## Subject to contract

September 2022  
Ref: AG0652

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### Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

### Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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