



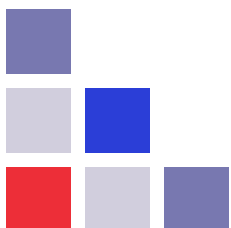
East Cliff House

£600pcm

East Cliff, Preston PR1 3JE

Hazelwells Commercial offer to let this first floor office suite in this substantial period building situated just off Winckley Square in Preston City Centre. The office suite available is positioned on the first floor and comprise of a self contained unit of approximately to 305 sqft (28 sqm). There is a communal entrance hallway and use of the kitchen & wc facilities. The building offers masses of character and period features, fronts on to Avenham & Miller Parks and is walking distance to the train station and the Fishergate, Preston's main high street.

COMMERCIAL



Hazelwells
sales & lettings

Visit us online at hazelwells.com | Call **01772 823050** | 32 Winckley Square, Preston PR1 3JJ

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OFFICE 10, 5 East Cliff, Preston PR1 3JE.

1 Parking Space Included

Prices quoted are plus business rates.

Available Office Suites:

Office 10 app. 305sqft (28sqm)
18' 1" x 16' 9" (5.50m x 5.11m)
Rent £600pcm
Including contribution to utilities; gas/elec/water.

We have been advised of the following:
Business Rates OFFICE & PREMISES – UNIT with a
Rateable Value of £4050.

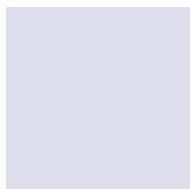
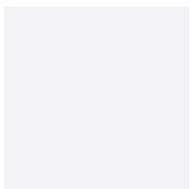
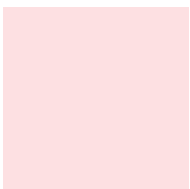
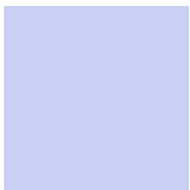
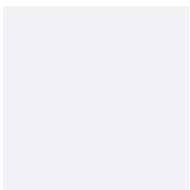
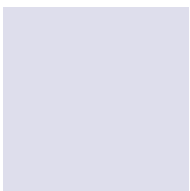
Agreement: 12 month tenancy.

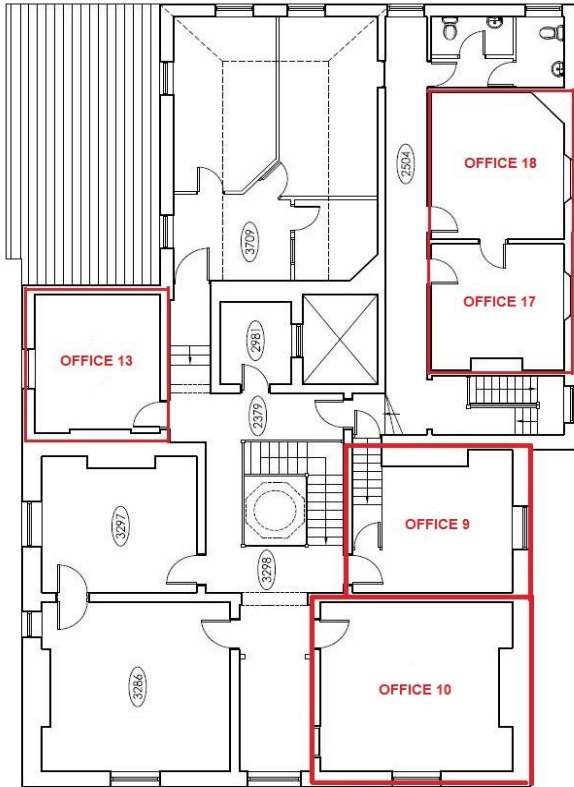
VAT: VAT is not currently charged by the landlord.

Rating assessment:
Interested parties are advised to make their own
enquires of Preston City Council Rating
Department on 01772 906972.

Legal Cost: Each party are to be responsible for
their own legal costs.

Viewings: Available by appointment only with
Hazelwells 01772 823050.





EXISTING FIRST FLOOR LAYOUT



If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

Energy Performance Certificate

Non-Domestic Building



5 East Cliff
PRESTON
PR1 3JE

Certificate Reference Number:
9390-3020-0495-0990-7201

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



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **113** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	545
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	69.02

Benchmarks

Buildings similar to this one could have ratings as follows:

30 If newly built

79 If typical of the existing stock