

Sanderson House, Salter Street, Preston, PR1 1NT

**TO LET**



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Use - Office

Size - 2,792 Sq ft

Rent - £18,000 + VAT per annum

- Newly refurbished office extending to 2,792 sq. ft.
- 2,792 sq. ft. / 259 sq. m.
- Rent - £20,000 p.a. + VAT
- Suitable for various uses
- Close to Preston City Centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Sanderson House, Salter Street, Preston, PR1 1NT

### Location

Preston Enterprise Centre is prominently situated fronting Ringway (the A6), Preston's Inner Ring Road, on the edge of the city centre. The Enterprise Centre is a mix of industrial and office properties in a courtyard setting.

The surrounding area is predominantly commercial uses with occupiers including Wolesley Plumb & Parts, Kwik Fit and American Golf.

### Description

Sanderson House has been newly refurbished to create good quality accommodation which would be suitable for various uses.

The available space is arranged over ground and first floors and benefits from its own kitchen, WC and meeting room facilities. The accommodation has air conditioning throughout with a suspended ceiling and newly installed carpet tiles.

### Accommodation

We have calculated the accommodation extends to a total of 2,792 sq. ft. / 259 sq. m.

### Tenure

Leasehold

### Rental

£18,000 + VAT per annum

### Lease Terms

Available by way of a new lease for a minimum period of 3 years.

### Service Charge

A service charge is levied on occupiers for maintenance of the common areas on the estate. The service charge for 22/23 equates to £2 per sq. ft. / £5,584 + VAT per annum. This is subject to annual review and reconciliation.

### Building Insurance

Tenant to be responsible for payment of the building insurance charged on the property. Full details available on request.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are connected to the property. The cost of utilities is the responsibility of the tenant for duration of the lease.

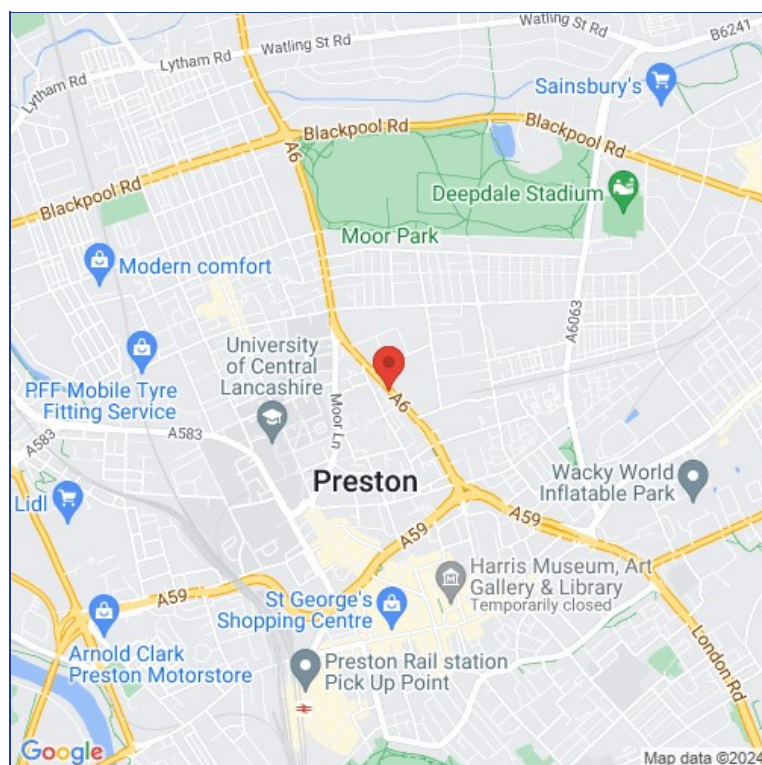
### Viewing

Strictly through agents

Taylor Weaver

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(James Taylor)



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