



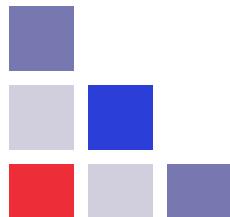
Unit 5, Offices 11 & 12 *OFFICE SUITES*

5 East Cliff, Preston PR1 3JE

Hazelwells Commercial offer to let a spacious office suite in this substantial period building situated just off Winckley Square in Preston City Centre. The offices are located on the first floor and comprise of two self contained office with interlocking door. There is a communal entrance hallway with period features, use of kitchen & wc facilities. The building fronts on to Avenham & Miller Parks. Prices quoted are including utility bills.

Parking available by separate negotiation.

Monthly Rental Of £295



Hazelwells
sales & lettings

First Floor Front Office 1

18' 1" x 16' 9" (5.50m x 5.11m)

First Floor Rear Office 2

13' 8" x 14' 7" (4.17m x 4.45m)

On site parking is available by separate negotiation.

Tenancy: Flexible terms available, call for details.

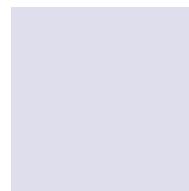
Rent: £10200 per annum.

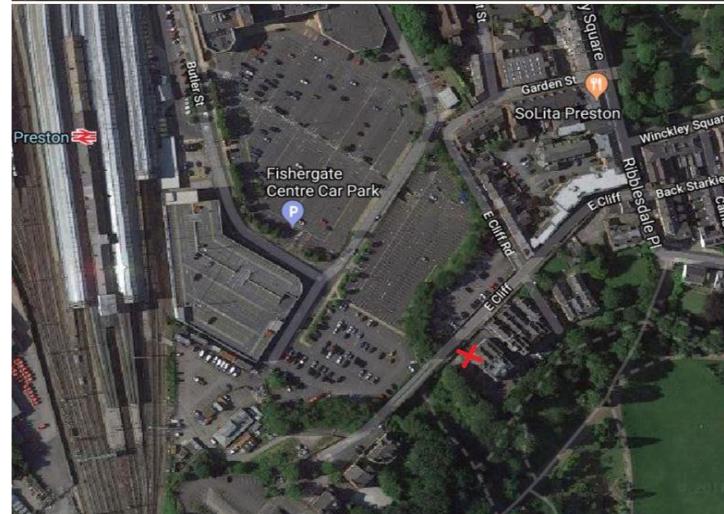
VAT All rents and prices quoted are exclusive of and may be subject to the addition of VAT at the prevailing rate.

Rating assessment: As per VOA website: UNIT 5 OFFICE & PREMISES with a Rateable Value £4050 Interested parties are advised to make their own enquiries of Preston City Council Rating Department on 01772 906972.

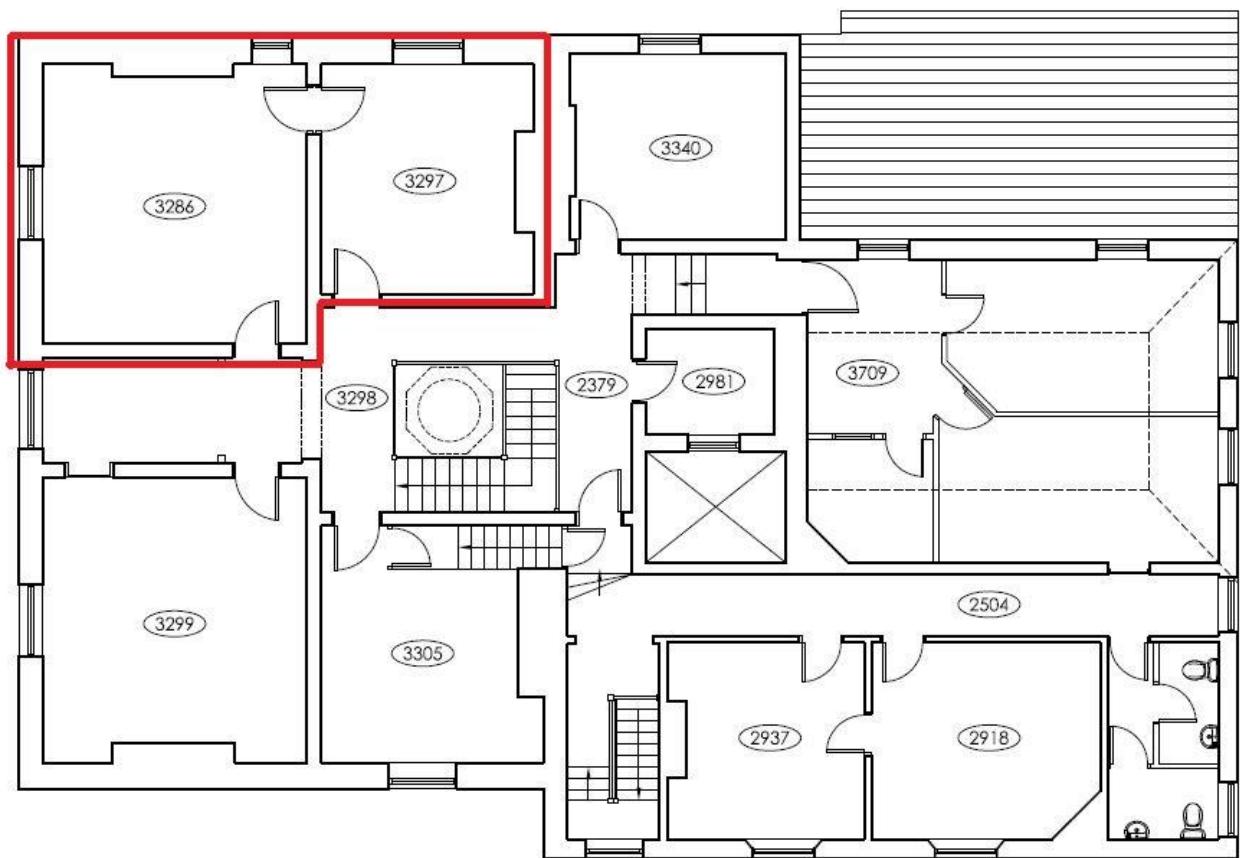
Legal Cost: Each party are to be responsible for their own legal costs.

Viewings: Available through by appointment only with Hazelwells.





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. **PROPERTY MISDESCRIPTIONS:** 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.



EXISTING FIRST FLOOR LAYOUT