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estate agents

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01772 823050

## Arkwright House

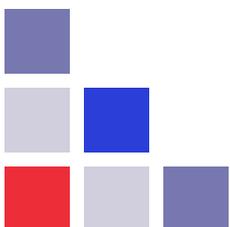
**COMMERCIAL**

Stoneygate, Preston PR1 3XT

**OFFICE**

Hazelwells Commercial offer to let this office premises extending to approximately 479 sqm (5162 sqft) over ground, first, second and third floors. Arkwright House is a Historic Landmark early Georgian building of brick construction, partly stuccoed facade under a slate roof. The property is situated close to the City Centre providing good access for the train and bus station, local amenities with a number of retail premises, supermarkets and coffee shops within a 5 minute walk. There is good access for the M6 with junction 31 only 2.5 miles away. The surrounding area has a mixture of other commercial and residential occupiers. Internally there is an entrance hallway with lift and stair access, male/female and disabled wc facilities, office accommodation, gas central heating.

## Monthly Rental Of £3,000



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Ground Floor	154 sqm	1650 sqft
First Floor	184 sqm	1985 sqft
Second Floor	116 sqm	1259 sqft
Third Floor	24 sqm	266 sqft

To the exterior there is on site parking for around 6 vehicles.

Multi storey and contract parking is available within a 5 minute walk.

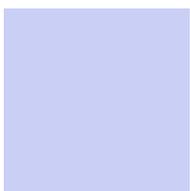
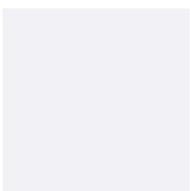
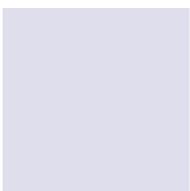
Term: The property is available by way of a new lease for a number of years to be agreed.

Rateable Value Interested parties should make enquiries with Preston City Council Rates Department 01772 906900.

As per VOA: The rateable value is £24,250

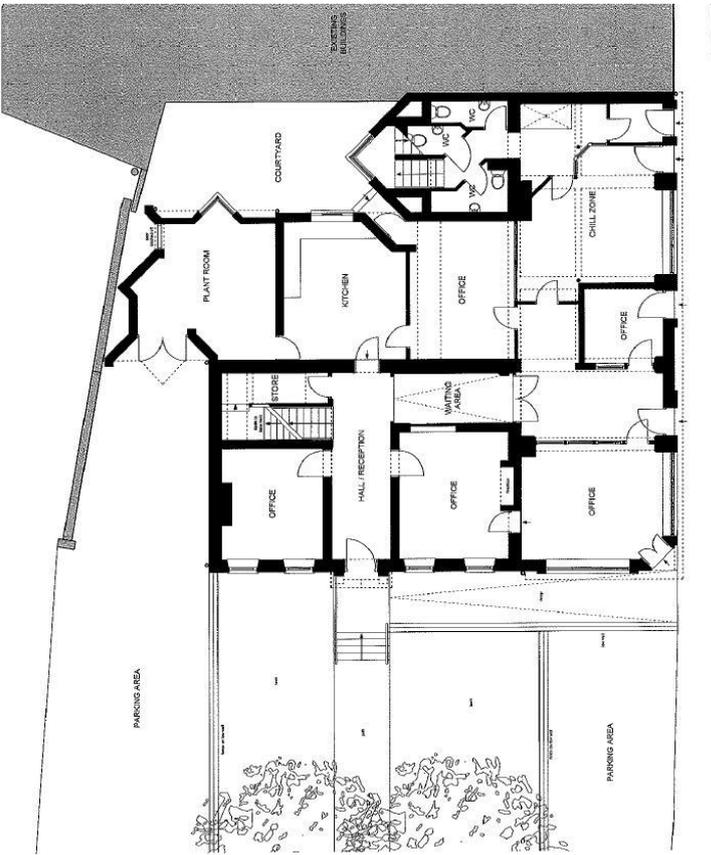
VAT All prices quoted are exclusive of, but may be liable for VAT at the prevailing rate.

Viewing Appointment only with Hazelwells - 01772 823050

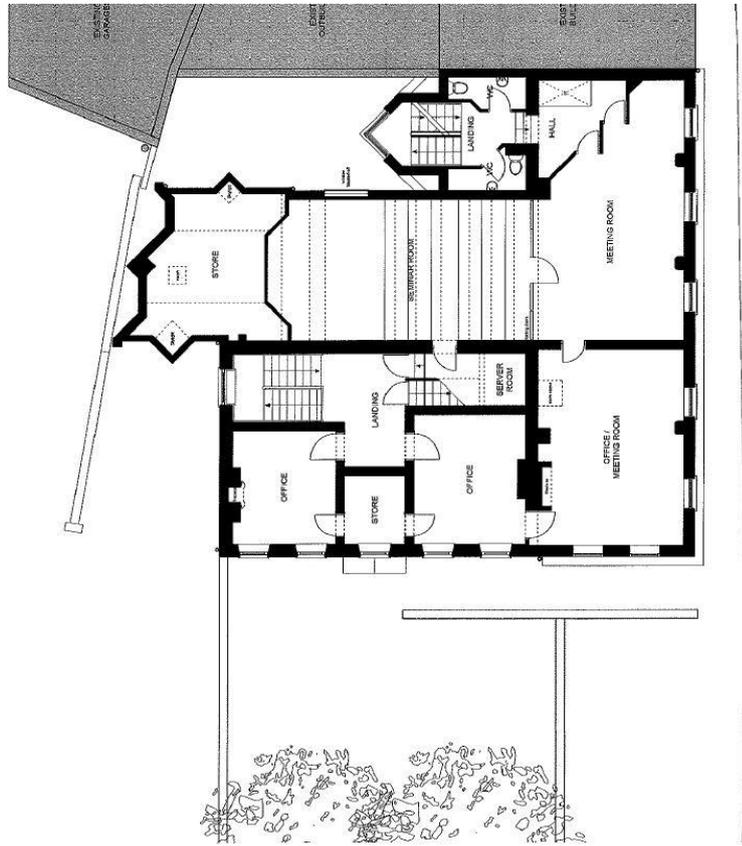




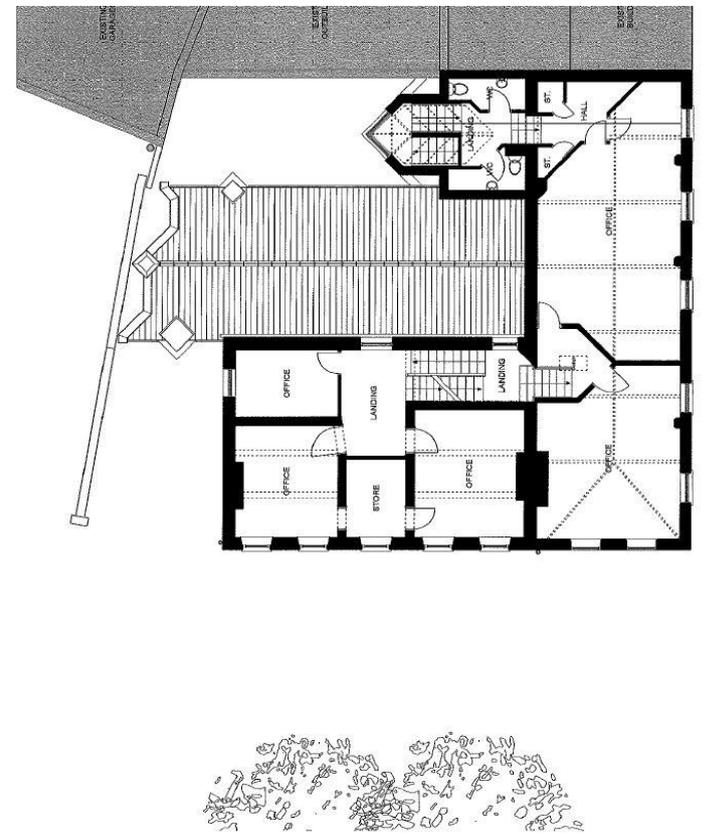
If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures 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.



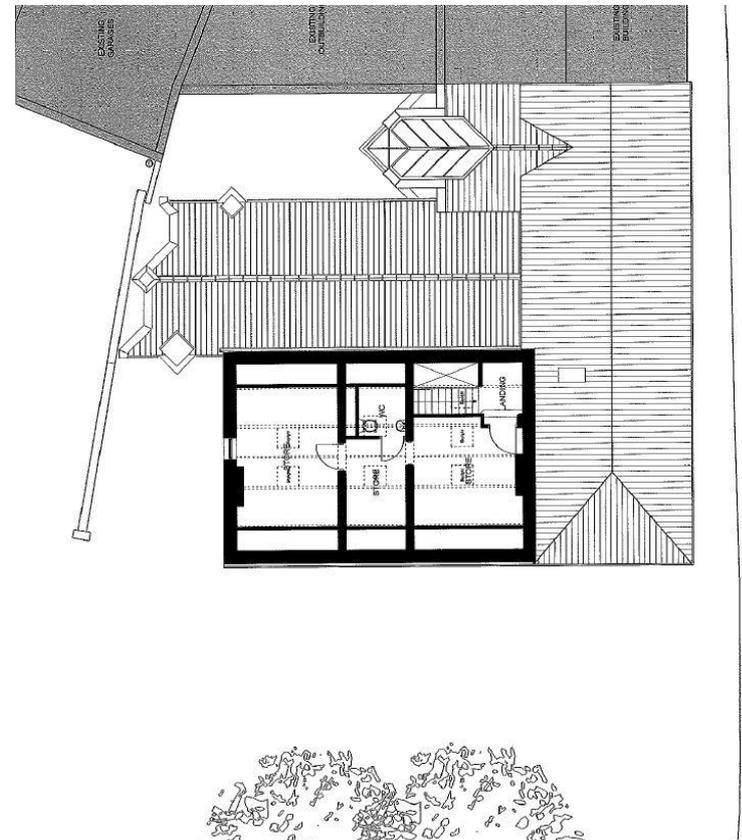
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR