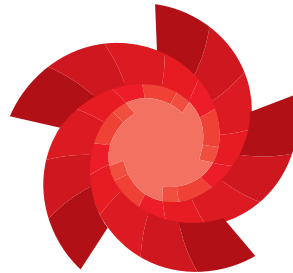


TheLancashireHub

Bluebell Way, Preston East PR2 5PE



ENTER

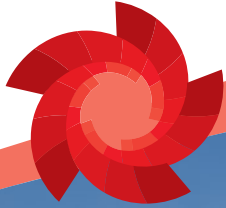
GRADE A OFFICES EXTENSIVE CAR PARKING

TO LET

Up to 23,048 sq ft (2,141.1 sq m)

The Lancashire Hub

Bluebell Way, Preston East PR2 5PE



Description

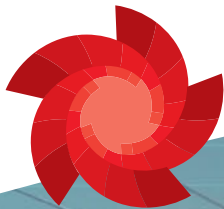
This landmark building is arranged over 4 floors having the benefit of extensive car parking within a self contained landscaped environment.

This grade A accommodation is constructed to a high specification and includes the following:-

- Raised cable access floors
- Open plan configuration
- Lighting to LG2 specification
- Suspended ceilings
- Passenger lift to all levels
- Comfort control heating / cooling coupled with natural ventilation
- Disabled / male / female toilets with shower facilities
- Opening double glazed high performance windows
- Record store within roof area at 3rd floor level
- Energy efficient construction, BREEAM 'very good' standard
- Fully DDA compliant
- Extensive allocated car parking
- Attractive landscaped environment

TheLancashireHub

Bluebell Way, Preston East PR2 5PE



Available Accommodation

Description	Sq Ft	Sq M
Ground floor offices	LET	LET
First floor offices	10,501	975.5
Second floor offices	10,501	975.5
Third Floor offices	2,046	190.1
Total	23,048	2,141.1

The Lancashire Hub

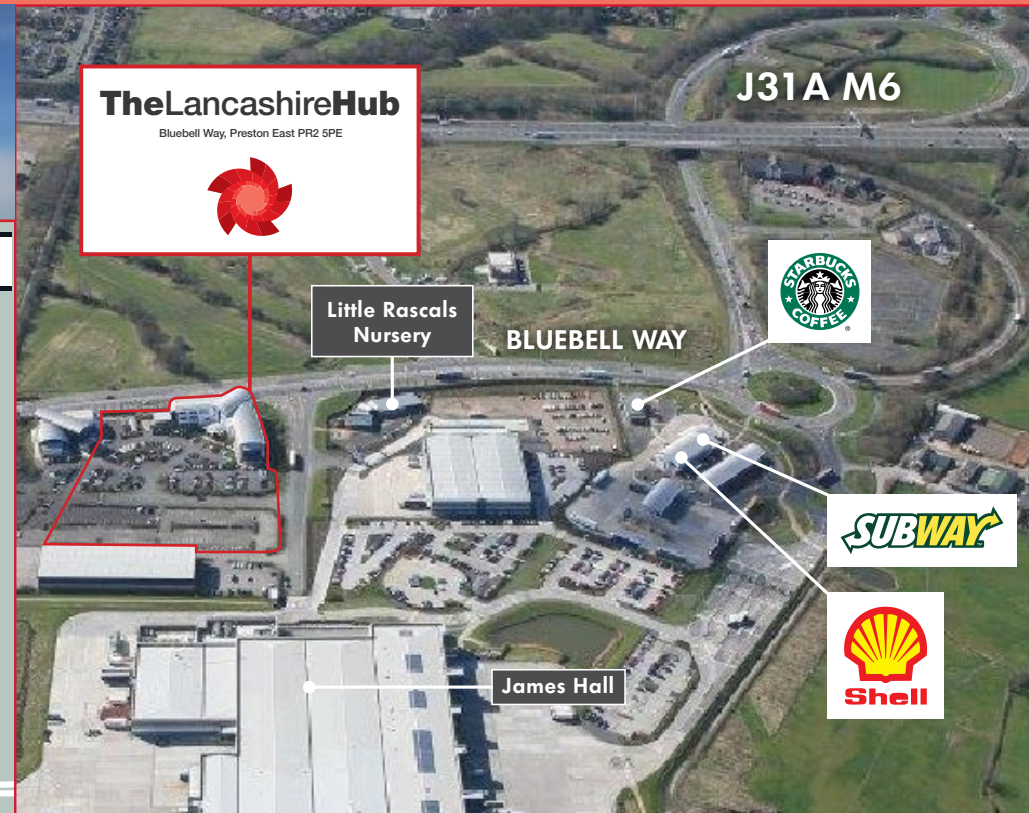
Bluebell Way, Preston East PR2 5PE



Location

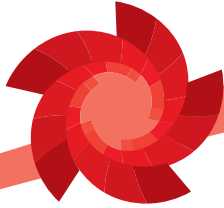
The Lancashire Hub is prominently located on Bluebell Way, 250 metres from Junction 31a of the M6 motorway which provides easy access into the remainder of the North West and national motorway network. Adjacent occupiers include EH Booth & Co HQ offices, James Hall Spar and Baker Tilly.

- Excellent public transport links to Preston City Centre
- Within walking distance of Spar, Subway, Starbucks and Norman Jepson public house
- Adjacent to Little Rascals nursery



TheLancashireHub

Bluebell Way, Preston East PR2 5PE



Terms

The premises are available by way of a new FRI lease on terms to be agreed.

Rental

On application.

Service Charge

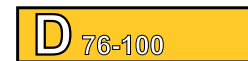
A service charge will be levied for the upkeep and maintenance of the common areas.

Rateable Value

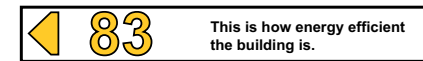
To be assessed, please contact the agent for an estimate of the rates payable.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. RB&Co 0161 833 0555. www.richardbarber.co.uk

EPC



[Click to view full EPC](#)



VAT

VAT will be charged at the prevailing rate.

Viewing

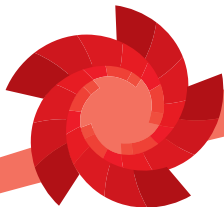
Danny Pinkus T: 01772 769000
E: danny@pinkus.co.uk



www.pinkus.co.uk

TheLancashireHub

Bluebell Way, Preston East PR2 5PE



EPC

Energy Performance Certificate

Non-Domestic Building

D W P

Red Rose House, Lancaster Road

PRESTON

PR1 1NS

Certificate Reference Number:

0897-9306-2830-0590-9203

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

A+

Net zero CO₂ emissions

A0-25

B26-50

C51-75

D76-100

E101-125

F126-150

GOver 150

Less energy efficient

83

This is how energy efficient the building is.

Technical Information

Main heating fuel:

Natural Gas

Building environment:

Heating and Natural Ventilation

Total useful floor area (m²):

2511

Building complexity (NOS level):

3

Building emission rate (kgCO₂/m²):

46.23

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

64

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.