

# TO LET

**LegatOwen**  
CHARTERED SURVEYORS  
**01244 408200**  
[www.legatowen.co.uk](http://www.legatowen.co.uk)



## Prudential House, Topping Street, Blackpool, Lancashire, FY1 3AX

TOWN CENTRE OFFICE  
ACCOMMODATION WITH PARKING

**554 SQ FT - 1,192 SQ FT**

**(51 SQ M - 111 SQ M)**



## DESCRIPTION

The main entrance to Prudential House is from Topping Street which leads into a manned reception area (from 7am to 6pm)

The property provides a range of different sized office suites suitable for new startup companies to larger well established organizations looking for modern accommodation.

The accommodation is generally open plan although the larger suites do have an element of private office space/meeting rooms. The property has the benefit of two passenger lifts to all floors as well as double glazing, suspended ceilings and communal W.C. and kitchen facilities

## TERMS

The offices are available to let by way of a new lease for a term of years to be agreed by negotiation.

## CAR PARKING

Car parking is available by way of a separate licence of £500 per annum.

## UTILITIES

The tenant is to be responsible for the payment of their own electricity and water charges. Gas is included within the service charge.

## BROADBAND

We have undertaken a check with BT Open Reach and a broadband speed of 19 MBPS should be available. Interested parties are strongly advised to make their own investigations.

## ACCOMMODATION

The property has been measured in accordance with IPMS3:

Floor	Unit	Size (sq ft)	Rent (per annum)	Rateable Value & Rates Payable	Budget Service Charge (per annum)	Building Insurance (per annum)	Availability
1	2	995	£8,500	RV - £8,000 RP - £4,000	£4,980	£300	Available
1	3	1192	£10,000	RV - £8,000 RP - £4,000	£5,680	£320	Under Offer
1	4	554	£4,500	RV - £3,800 RP - £1,900	£2,800	£170	Under Offer

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D,89.

## RENT

Rent is payable quarterly in advance by direct debit. There will be an upward only rent review every 3<sup>rd</sup> or 5<sup>th</sup> year, depending on length of lease.

## RENT DEPOSIT

A 3 month rent deposit may be requested dependant on credit check.

## RATES

The tenant is responsible for the payment of business rates. The rateable value and rates payable are provided below.

*\* If rateable value is below £12,000 then an occupier may benefit from small business rates relief.*

## BUILDING INSURANCE

The landlord will insure the building and recover premium from tenant.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

VAT is payable on all sums due the landlord.

## VIEWING

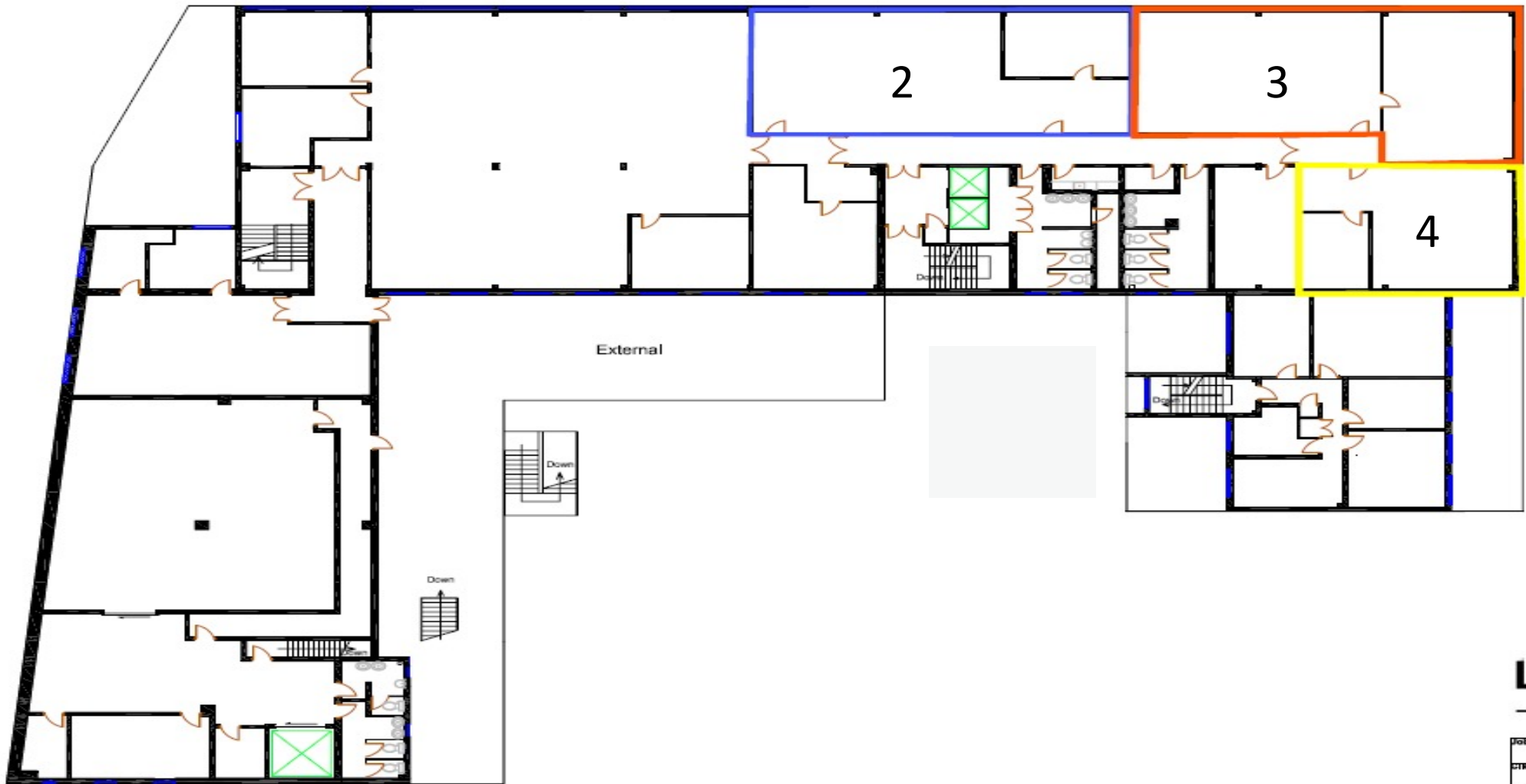
By prior appointment through the joint agents,

Legat Owen 01244 408219

Ref: Will Sadler- willsadler@legatowen.co.uk

Duxburys Commercial 01253 316919

Ref: Clare Taylor - clare@duxburyscommercial.co.uk



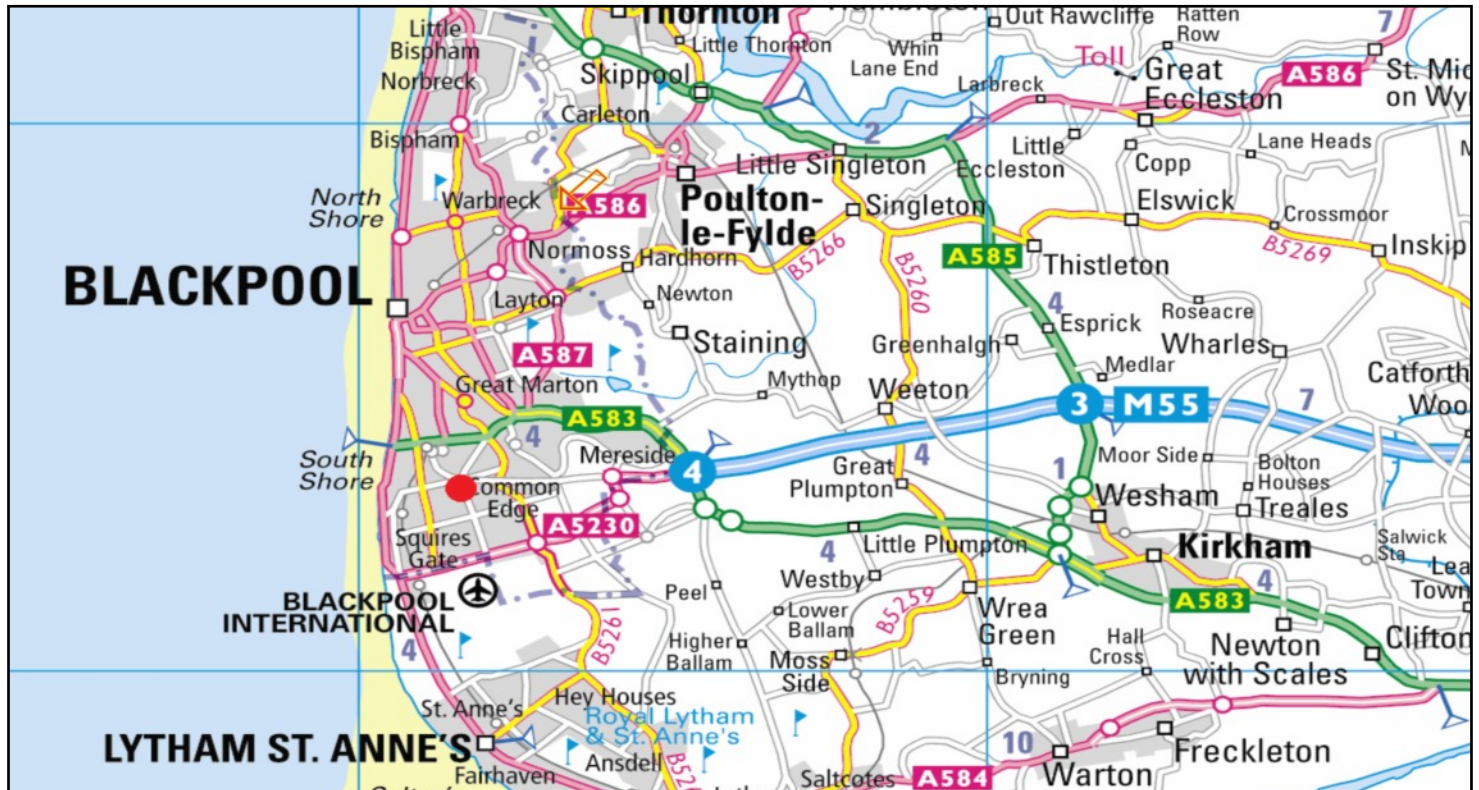
First Floor

Legat

Job Title: F  
Client: F  
Drawing Title: F

**LOCATION**

Prudential House is situated on the corner of Talbot Road and Topping Street in Blackpool town centre. The property benefits from good transport links being close to the railway station and approximately 3.5 miles from the start of the M55. There is also a bus stop outside the property for bus routes 11 and 7.



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued). Legat Owen Limited for themselves and the Vendors/Lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

March, 19

**SUBJECT TO CONTRACT**