

TO LET

First Floor Sanderson House, Salter Street
2,792 Sq Ft



SANDERSON HOUSE, SALTER STREET, PRESTON, LANCASHIRE, PR1 1NT

- Newly refurbished office extending to 2,792 sq. ft.
- 2,792 sq. ft. / 259 sq. m.
- Rent - £29,000 p.a. + VAT
- Suitable for various uses
- Close to Preston City Centre
- Parking on site



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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

Lease Terms

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

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.

Availability

Available April 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£29,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
01257 204900
(James Taylor)

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