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incorporating Irvine Taylor

**FOR  
SALE**



## **SUPERB OFFICE PREMISES**

192.4 m<sup>2</sup> ( 2,070 ft<sup>2</sup> )

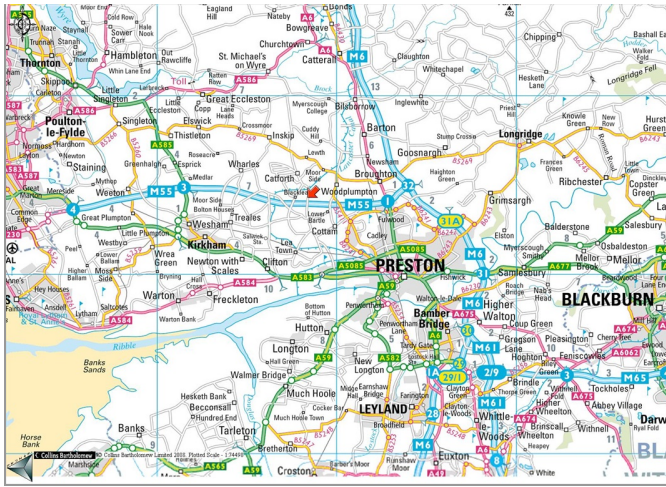
**Unit 9  
Bartle Court  
Business Village  
Rosemary Lane  
Bartle  
Preston PR4 0HB**

- Attractive situation
- High specification accommodation
- On-site car parking

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

Preston office **T** | 01772 883388  
 Starkie Court **F** | 01772 881602  
 13 Starkie Street **E** | [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)  
 Preston  
 PR1 3LU

Lancaster office **T** | 01524 60524  
 Castle Chambers **F** | 01524 381477  
 China Street **E** | [lancaster@eckersleyproperty.co.uk](mailto:lancaster@eckersleyproperty.co.uk)  
 Lancaster  
 LA1 1EX



## Location

Bartle Court is prominently situated adjacent to the M55 Motorway, approximately 2 miles from Junction 1 of the M55 and Junction 32 of the M6.

The development is well positioned to offer excellent access to both Blackpool and Preston as well as further afield via the wider motorway network.

Set in an attractive setting, local amenities are provided in nearby Cottam and Broughton.

## Description

The premises comprise self contained offices forming part of a larger building of attractive brickwork construction beneath a pitched slate roof covering.

Open plan accommodation is provided over ground and first floors accessed from an attractive entrance atrium shared with the adjacent property.

The offices are self-contained having male/female WC and kitchenette facilities on each floor and benefiting from comfort cooling, twin compartment skirting trunking with provision for data cabling and excellent on-site car parking.

## Accommodation

The premises extend to the following approximate net internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	95.50	1,028
First floor	96.85	1,042
<b>Total</b>	<b>192.35</b>	<b>2,070</b>

## Services

We believe electricity, water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £6,600. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

## Planning

It is understood that the premises have a permitted use under Class B1(a) (Business)/Class D1 (clinic) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority at Preston City Council (tel. 01772 906912).

## Price

Offers are invited in the region of £195,000.

## Service Charge

A service charge will be levied to cover the cost of maintenance, management, upkeep and insurance of communal areas.

## Photographs and Plans

All photographs and plans provided with these particulars are indicative and for information purposes only and should not be relied upon.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government

Non-Domestic Building

P V C Wizard  
 9 Bartle Court Business Centre, Rosemary Lane  
 Preston  
 PR4 0HF

Certificate Reference Number:  
 0099-7237-8530-0000-4203

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

A+
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

← 56 This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	250
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	49.5
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:	27	If newly built
	73	If typical of the existing stock

## VAT

All figures quoted are subject to VAT at the standard rate.

## Viewing

Strictly by appointment with the sole agents, **Eckersley**

Telephone: 01772 883388  
 Contact: Mary Hickman  
 Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)



Regulated by

