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**TO
LET**



SELF CONTAINED REFURBISHED OFFICES

139 m² (1,500 ft²)

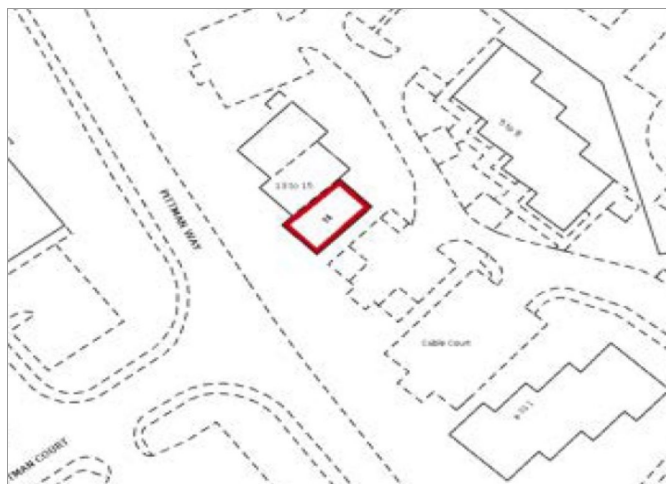
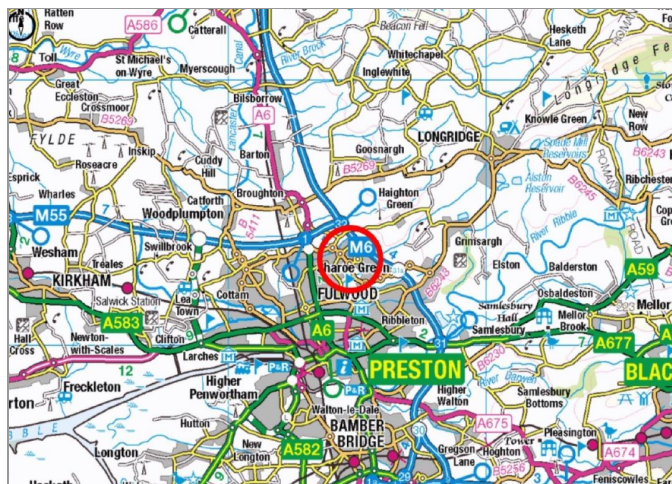
**15 Cable Court
Pittman Way
Fulwood
Preston
PR2 9YW**

- Recently refurbished self-contained accommodation
- Established business park location close to M6/M55 motorways
- 5 allocated car parking spaces
- Attractive landscaped development

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Location

Cable Court is located within the North Preston Employment Area approximately 3 miles to the north of Preston City Centre.

The location offers excellent motorway connections providing easy access to junction 1 of the M55 Motorway (junction 32 of the M6) and junction 31a of the M6 Motorway.

Nearby occupiers include Zebra Technologies, the main Royal Mail sorting office, an Asda Superstore, Aldi, B & M Bargains, Subway, and Burger King.

Description

The property comprises a two-storey, self-contained end pavilion office building of brickwork construction beneath a pitched tiled roof with feature full height glazed entrance atrium.

The accommodation is predominantly open plan over ground and first floors generally benefiting from kitchen and WC facilities.

The accommodation is carpeted and decorated throughout incorporating a suspended ceiling with recessed LED lighting, cat 5 IT networking, electrically powered heating and air-conditioning to the ground floor.

Externally, 5 dedicated car parking spaces are provided.

Accommodation

The premises extend to the following approximate net internal (NIA) areas:

	M ²	Ft ²
Ground Floor	64	689
First Floor	76	818
Total	139	1,507

Services

The premises offer mains service connections including electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £11,750.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rental

Offers in the region of £19,500 per annum, exclusive.

Service Charge

An estate management charge of £1,300 is payable per annum to cover the cost of management and maintenance for the estate.

Photographs and Plans

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

Energy Performance Certificate

Energy performance certificate (EPC)		
15 Cable Court Pittman Way Fulwood Preston PR2 8TW	Energy rating D	Valid until: 21 September 2031 Certificate number: 1867-7633-4621-7436-1463
Property type	B1 Offices and Workshop businesses	
Total floor area	163 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
<div><div><div>Class 9</div><div>A+</div><div>10-15</div><div>A</div><div>16-20</div><div>B</div><div>21-25</div><div>C</div><div>26-30</div><div>D</div><div>31-35</div><div>E</div><div>36-40</div><div>F</div><div>41-45</div><div>G</div><div>46-50</div></div><div>Real zero 1002</div><div>92 D</div></div>		
How this property compares to others		
Properties similar to this one could have ratings		
If newly built 33 B		
If typical of the existing stock 95 F		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		

VAT

All rentals quoted will be subject to VAT at the standard rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction

Enquiries

Via joint agents:

Eckersley

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Parker & Company

Contact: Roger Parker
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