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**TO
LET**



PRESTIGIOUS OFFICE SUITE

81.2 m² (874 ft²)

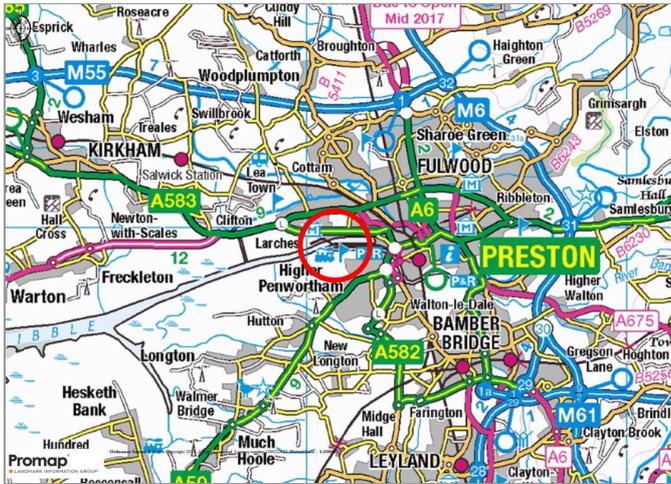
Ground Floor
4 Nile Close
Nelson Court Business
Centre
Riversway
Preston
PR2 2XU

- Well appointed offices
- Accessible location
- Designated on-site car parking

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Location

Nelson Court is a development of high specification business units accessed from Chain Caul Way. The development is situated within the established commercial docklands area, a location that provides easy access to both Preston City Centre and the Fylde Coast as well as further afield via the Motorway network.

Neighbouring occupiers include Makro and Karl Vella with Preston Motor Park also being located in close proximity where occupiers include Mercedes-Benz, Audi and Volvo.

Description

The subject premises comprise the ground floor of a two-storey semi-detached building of portal frame construction with brick/blockwork infill walls surmounted by profiled metal insulated cladding.

The available accommodation is accessed directly from the ground floor entrance lobby where male and female WC facilities are also located.

Internally, the premises benefit from a suspended ceiling incorporating Category II lighting, perimeter trunking and fire detection. In addition, the premises are decorated and carpeted throughout having gas central heating and a kitchen facility within the demise.

Externally there is designated car parking for the development with landscaped areas.

Accommodation

The accommodation extends to an approximate net internal floor area of 81.2 m² (874 ft²).

Services

We understand that all mains services are available to the premises including electricity, water and drainage.

Rating Assessment

The individual floor is yet to be assessed separately for rates but we would estimate that the rates payable for the year would be approximately £3,700.

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

Planning

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

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

Terms

The office is available on a new internal repairing lease for a term of years to be agreed..

Rental

£11,000 per annum, exclusive.

Service Charge

A service charge will be levied for the maintenance, cleaning, heating and lighting of the buildings common areas.

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) | | |
|--|--|---|
| Champion Chartered Accountants 4 Nile Close, Nelson Court Business Centre Ashton on Ribblesdale PRESTON PR2 2AU | Energy rating C | Valid until: 13 June 2028 Certificate number: 9073-3086-0280-0290-7295 |
| Property type | A1/A2 Retail and Financial/Professional services | |
| Total floor area | 214 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 C. | | |
| | | |
| How this property compares to others | | |
| Properties similar to this one could have ratings: | | |
| If newly built: 25 (A) | | |
| If typical of the existing stock: 74 (C) | | |
| Properties are given a rating from A+ (most efficient) to G (least efficient). | | |

Legal Costs

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

VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the prevailing rate.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388
 Contact: Harry Holden
 Email: hjh@eckersleyproperty.co.uk