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**TO
LET**



SUPERB OFFICE ACCOMMODATION

439 m² (4,726 ft²)

**20 Sceptre Court
Bamber Bridge
Preston
PR5 6AW**

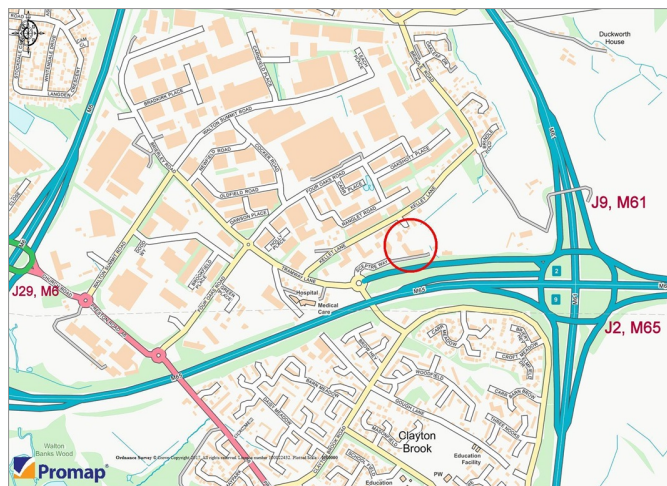
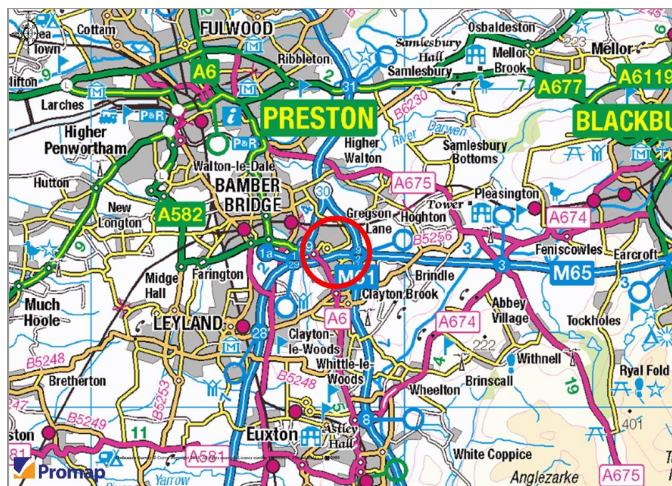
- High specification
- Excellent car parking
- Accessible location

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET

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Location

The property is situated within Sceptre Court Business Park, a sought after commercial location at Bamber Bridge offering excellent links to the motorway network being positioned within metres of the M6, M61 and M65 motorways.

Sceptre Court is located approximately 5 miles to the south of Preston City Centre and also offers ready access to Blackburn, Chorley and Leyland further afield.

Description

The premises comprise a large two-storey office property situated within an attractive and well maintained landscaped site.

Internally, the property benefits from a spacious entrance atrium which accommodates WC facilities on each floor and a modern passenger lift. The offices offer open plan accommodation which is finished to a high standard including raised floors, suspended ceilings, air-conditioning and gas central heating. A range of offices/meeting rooms, as well as a well-fitted staff kitchen/breakout area on the first floor, have been created by way of high quality glazed partitions. Works are to be undertaken to upgrade the lighting provision in the offices as well as re-carpet and redecorate the accommodation throughout.

Externally the premises benefit from excellent car parking provision with 19 on-site car parking spaces.

Accommodation

The property extends to the following approximate net internal areas (NIA):-

	m ²	ft ²
Ground floor	220.53	2,374
First floor	218.52	2,352
Total	439.05	4,726

Services

We understand the premises benefit from mains service connections to gas, electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £50,500.

Interested parties should, however, make their own enquiries of the local rating authority at South Ribble Borough Council (www.southribble.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 should make their own enquiries with the local planning authority, South Ribble Borough Council.

Service Charge

The tenant will contribute towards the repair and maintenance of the common entrance atrium, communal passenger lift, WC facilities and services thereto by way of service charge and be responsible for the estate service charges payable to the freeholder.

Tenure

The property is available to let by way of an effective Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

£59,000 per annum, exclusive.

VAT

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

Energy Performance Certificate

Energy performance certificate (EPC)		
<div>Garfield & Lupton Ltd</div> <div>Unit 20, Sceptre Way</div> <div>Bamber Bridge</div> <div>PRESTON</div> <div>PR1 3JJ</div>	<div>Energy rating</div> <div>C</div>	<div>Valid until</div> <div>5 May 2026</div> <div>Certificate number: 0519-0530-8020-6802-7902</div>
Property type	B1 Offices and Workshop businesses	
Total floor area	555 square metres	
<div>Rules on letting this property</div> <div>Properties can be let if they have an energy rating from A+ to E.</div> <div>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.</div> <div>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.</div>		
<div>Energy efficiency rating for this property</div> <div>This property's current energy rating is C.</div> <div><div><div>Energy 9</div><div>A+</div><div>0-10</div><div>A</div><div>10-30</div><div>B</div><div>31-37</div><div>C</div><div>38-50</div><div>D</div><div>51-55</div><div>E</div><div>56-60</div><div>F</div><div>61-70</div><div>G</div></div><div>Not over C102</div><div>72 C</div></div>		
<div>How this property compares to others</div> <div>Properties are also given a score. The larger this number, the more carbon dioxide (CO2) your property is likely to emit.</div> <div>Properties similar to this one could have ratings</div> <div>If newly built29 B</div> <div>If typical of the existing stock85 D</div>		
<div>Properties are given a rating from A+ (most efficient) to G (least efficient)</div>		

Legal Costs

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

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Enquiries

Please contact the sole letting agents:

Eckersley

Contact: Mary Hickman
Tel: 01772 883388
Email: mh@eckersleyproperty.co.uk