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**TO
LET**



MODERN QUALITY OFFICE SUITE

95 m² (1,026 ft²)

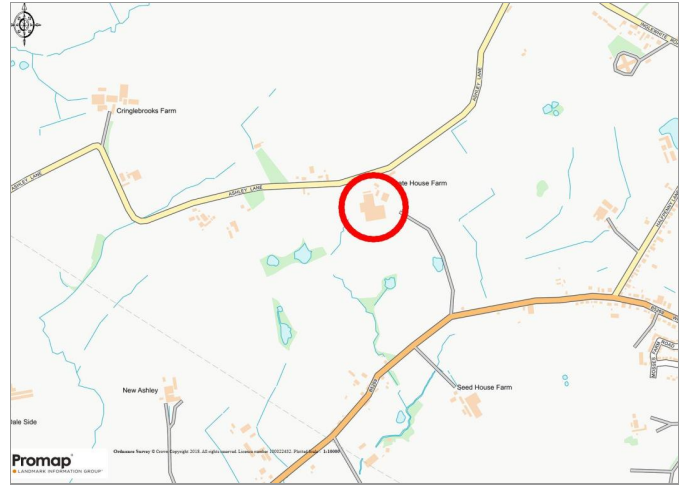
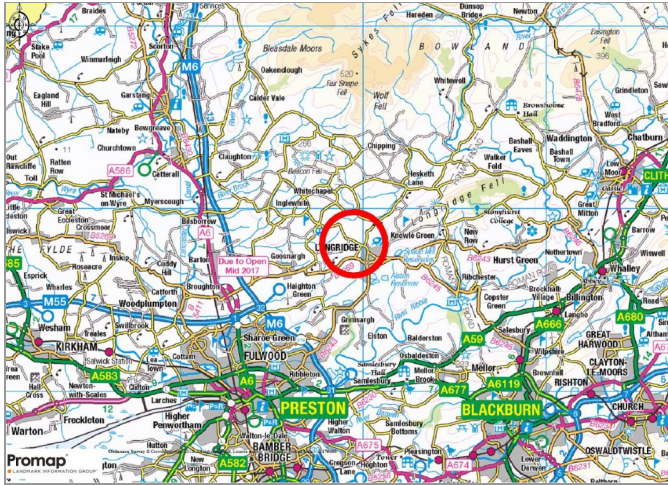
**Suite 3
Sandbank Estate
Cumeragh Lane
Whittingham
Preston
PR3 2AJ**

- First floor office suite
- Modern office specification
- Car parking
- Quality landscaped environment in rural setting

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Location

Sandbank estate is located in a rural location off Cumeragh Lane less than 1 mile distant from Longridge town centre. Longridge offers a wide range of services and facilities. The M6 motorway lies approximately 5 miles distant with access via junctions 31(a) and 32. Preston lies approximately 6 miles to the south.

Please refer to the attached location plan.

Description

The office suites have been finished to a high standard with specification including the following:-

- Open plan floor space
- Double glazed windows
- Raised floors
- Suspended ceiling
- Category II lighting
- Passenger lift
- Comfort cooling
- Kitchenette
- High quality landscaping
- Excellent working environment

Accommodation

The office suite extends to an approximate net internal area of 95 m² (1,026 ft²).

Services

We understand that the premises are connected to mains electricity and water whilst drainage is to a septic tank.

Rating Assessment

The premises have a Rateable Value of £6,300.

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 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 however make their own enquiries of the local planning authority at Preston City Council (www.preston.gov.uk).

Tenure

The premises are available leasehold by way of a new lease subject to terms to be agreed and dependent upon tenant status.

Rental

From £8 per ft², exclusive.

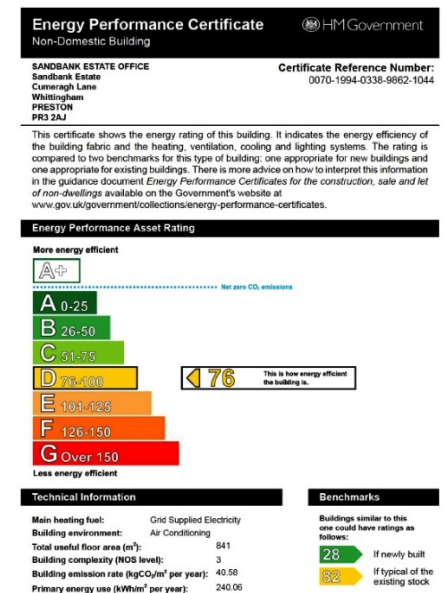
Service Charge

Occupiers will be responsible for a service charge which deals with the cleaning and maintenance of the common areas.

Photographs and Plans

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

Energy Performance Certificate



VAT

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

Enquiries

Strictly by appointment with the sole agents:
Eckersley

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