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**TO  
LET**



## HIGH QUALITY OFFICES

62.5 m<sup>2</sup> ( 673 ft<sup>2</sup> )

**Cardwell House**  
**Meadowcroft Business Park**  
**Pope Lane**  
**Whitestake**  
**Preston**  
**PR4 4BA**

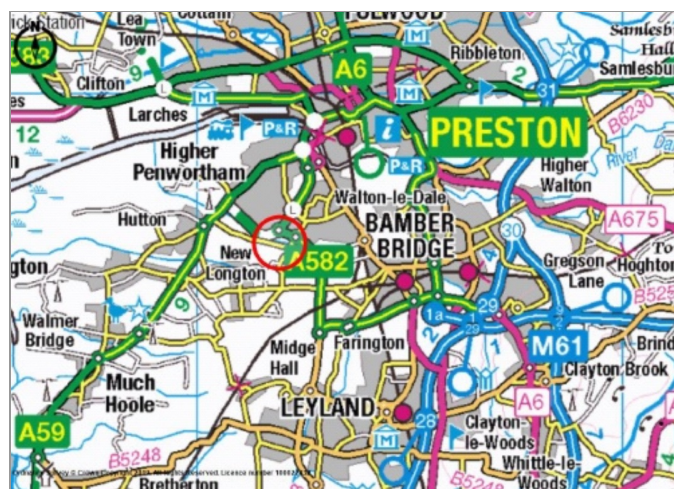
- Incentives Available
- Self-Contained Accommodation
- Accessible Semi-Rural Situation
- On-Site Car Parking

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



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## Location

Meadowcroft Business Park is situated in an attractive semi-rural location at Whitestake, approximately three miles to the south west of Preston city centre.

Access to Preston and Leyland is well afforded by Penwortham Way (A582) which also provides easy access to the wider motorway network with the junction of the M6 and the M65 (junction 29 of the M6) being situated within approximately three miles of the property.

## Description

Cardwell House is well situated within Meadowcroft Business Park and provides good quality self-contained, predominantly open plan, office accommodation over two floors together with kitchen and WC facility on the ground floor. The property has been subject to recent refurbishment works and now has the benefit of comfort cooling to the offices.

Externally, there is plentiful on-site car parking.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	27.42	295
First Floor	35.12	378
<b>Total NIA</b>	<b>62.54</b>	<b>673</b>

## Services

We understand the premises benefit from connections to electricity and water with a propane gas supply providing gas central heating throughout the building.

## Rating Assessment

The building has a rateable value of £3,150.

Interested parties are recommended to make their own enquiries with South Ribble Borough Council ([www.southribble.gov.uk](http://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 of South Ribble Borough Council.

## Tenure

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed.

## Rental

£10,250 per annum exclusive.

All rentals are inclusive of the following costs:

- external building maintenance
- repair and maintenance of the common areas, car park and access road
- all services provided to the common areas

The Tenant will be responsible for all other occupancy costs.

The Landlord is willing to discuss incentives with an ingoing tenant, subject to the other terms agreed.

## VAT

All figures are quoted exclusive of, but may subject to, VAT at the standard rate.

## Energy Performance Certificate

Cardwell House Meadowcroft Business Park WHITESTAKE PR1 4DA	Energy rating <b>D</b>	Valid until 17 October 2031 Certificate number: 8416-2178-2181-6403-4361
Property type	B1 Offices and Workshop businesses	
Total floor area	77 square metres	
<b>Rules on letting this property</b>		
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.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <b>30   B</b>		
If typical of the existing stock <b>67   D</b>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## Legal Fees

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

## Photographs and Plans

All photographs and plans are indicative and provided for identification purposes only and should not be relied upon.

## Further Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

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