

Chartered Surveyors  
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commercial property solutions

**TO  
LET**



## PRESTIGIOUS MODERN OFFICES

173.9 m<sup>2</sup> ( 1,871 ft<sup>2</sup> )

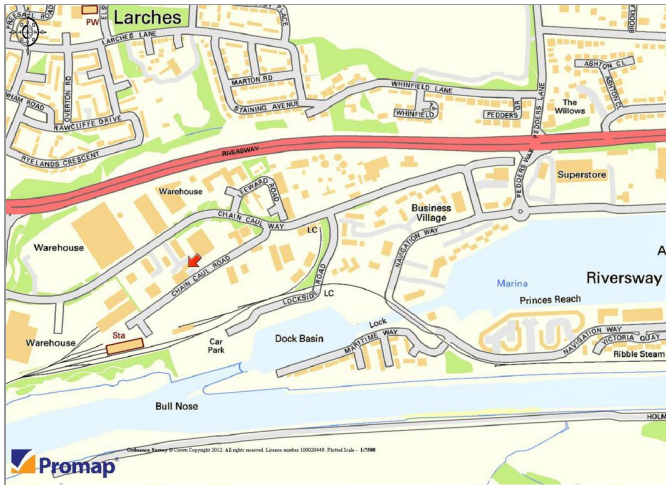
**5 Hardy Close  
Nelson Court Business  
Centre  
Riversway  
Preston  
PR2 2XP**

- Modern air-conditioned offices
- Sought after location
- Flexible terms
- Competitive rent
- Dedicated car parking

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

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 PR1 3JJ

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 Lancaster  
 LA1 1ET



## Location

Nelson Court is a development of high specification business units accessed from Chain Caul Way. The development is located within a popular and well established commercial area in the docklands and provides easy access to Preston City Centre, the Fylde Coast and the motorway network.

Neighbouring occupiers include Makro, Karl Vella and Preston Motor Park. Morrisons Supermarket and the main Preston Marina Basin are all also located in close proximity.

## Description

The subject premises comprise a two-storey building of portal frame construction with brick office infill walls surmounted by profiled metal insulated cladding.

Internally, the premises provide predominantly open plan accommodation and benefit from suspended ceilings incorporating air conditioning units, category II lighting, perimeter trunking and fire detection. The premises are decorated and carpeted throughout to a good standard.

The ground floor entrance lobby provides access to both floors together with male and female WC facilities. The first floor has the benefit of a separate glazed meeting room.

Externally there are 4 designated car parking spaces, 2 visitor spaces and landscaped areas.

## Accommodation

The accommodation extends to the following approximate net internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	78.5	845
First Floor	95.3	1,026
<b>Total</b>	<b>173.9</b>	<b>1,871</b>

## Services

It is understood that mains connections to electricity, gas water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £18,000.

Interested parties are, however, recommended to make their own enquiries with Preston City Council ([www.preston.gov.uk](http://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) Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council planning department.

## Tenure

The premises are currently let and available by way of an assignment or potentially on new terms to be agreed with the Landlord.

## Service Charge

There is currently an estate service charge payable of £1,200 per annum.

## Asking Rental

£18,600 per annum.

## Photographs and Plans

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

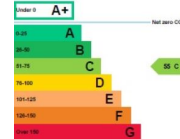
## Energy Performance Certificate

3 Hardly Close PRESTON PR2 2JF	Energy rating <b>C</b>	Valid until: 18 June 2033 Certificate number: 6163-9330-0077-2345-0308
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Property type	Offices and Workshop Businesses
Total floor area	204 square metres

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
 This property's current energy rating is C. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



**How this property compares to others**  
 Properties similar to this one could have ratings:  
 If newly built: 16 A  
 If typical of the existing stock: 66 C

## VAT

All rentals quoted are NOT subject to VAT .

## Legal Costs

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

## Enquiries

Strictly by appointment with the sole agents:

## Eckersley

Telephone: 01772 883388  
 Contact: Harry Holden  
 Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)

## Notice

A Director of the Company has a private interest in this property.