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**FOR SALE
(MAY LET)**



HIGH SPECIFICATION OFFICE SUITE

323 m² (3,477 ft²)

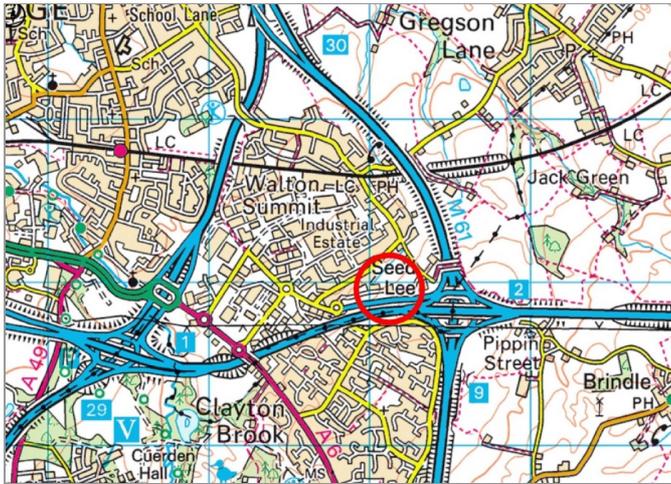
Ground Floor
Oak House
28 Sceptre Court
Bamber Bridge
Preston
PR5 6AW

- Modern Ground Floor Office Suite
- Excellent access to M6, M61 & M65
- Raised Access Floors
- Air Conditioning
- Excellent Car Parking ratio of 1 space per 232 ft²
- Attractive well maintained and secure development

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 Preston
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Lancaster office T | 01524 60524
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 Lancaster
 LA1 1ET



Location

Oak house is situated on the highly sought after Sceptre Point immediately adjacent to Walton Summit Business Park. The location offers unrivalled communication links being situated directly adjacent to the M6, M61 and M65 Motorways. Sceptre Way lies less than 0.5 miles from the intersection of junction 9 of M61 and Junction 2 of M65 Motorways with Junction 29 of M6 being less than 1 mile to the west.

The property is accessed via an access controlled private roadway within a pleasant landscaped setting.

Description

A modern ground floor office suite within a two-storey detached building accessed from a communal glazed entrance foyer. The suite is finished to a high standard with specification including the following:-

- Predominantly open plan floor space with some full height glazed partitions
- Extensive glazing providing excellent natural light
- Raised access floors
- Suspended ceiling
- LG3 lighting
- Fibre broadband
- Cooling & Heating system
- Double glazed windows
- Male, female and disabled WC facilities
- Fitted kitchen/Break-out area
- DDA Compliant
- 15 allocated car parking spaces
- Attractive maintained grounds

Accommodation

The unit extends to an approximate net internal floor area of 323 m² (3,477 ft²).

Services

It is understood that the property benefits from mains electricity, water and drainage connections.

Rating Assessment

The property has a Rateable Value of £39,750.

Interested parties should make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

Tenure

The entire property including car park and grounds is held leasehold on the remainder of a 999 year lease w.e.f. 3 November 2005 at a peppercorn. The 1st floor (building footprint only) is held by a 3rd party on a similar long leasehold basis but benefits from right of access and allocated car parking spaces. The long leaseholder of the subject property will have control over the service charge arrangements for the entire site and common areas of the building with the ground floor and first floor sharing those costs.

Our clients may also consider a new 5 or 10 year lease of the ground floor suite subject to terms to be agreed.

Asking Price/Rental

£475,000 / £43,500 p.a.

Service Charge

A service charge will be levied for the upkeep and maintenance of the fabric of the building, common areas and general landscaping.

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.

Energy Performance Certificate

Oak House 28 Sceptre Way Barton Bridge PRESTON PR5 6AW	Energy rating C	Valid until: 25 February 2029 Certificate number: 0929-5985-0321-5588-1044
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Property type	B1 Offices and Workshop businesses
Total floor area	791 square metres

Rules on letting this property

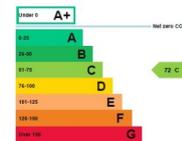
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's 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.



Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Legal Costs

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

VAT

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson / Harry Holden

Email: mac@eckersleyproperty.co.uk / hjh@eckersleyproperty.co.uk