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**TO
LET**



SUPERB OFFICE ACCOMMODATION

102.2 m² (1,100 ft²)

Jackson House
Meadowcroft Business Park
Pope Lane
Whitestake
Preston
PR4 4BA

- High Quality Specification
- Accessible Semi-Rural Situation
- Available Fully Furnished

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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

Jackson House provides high quality office accommodation which is all at ground floor level. Benefiting from an inviting reception area the building provides a range of good sized offices together with attractive boardroom as well as kitchen, male and female WC facilities including a shower.

The accommodation has been decorated and carpeted to a high standard throughout and is available fully furnished with good quality furniture ready for incoming occupier to take occupation.

Accommodation

The premises extend to an approximate net internal area (NIA) of 102.2 m² (1,100 ft²).

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 £10,000.

Interested parties are recommended to 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 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

£20,000 per annum exclusive.

The rental is 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 furniture in the building

The Tenant will be responsible for all other occupancy costs.

Energy Performance Certificate

Energy performance certificate (EPC)		
Jackson House Meadowcroft Business Park WHITESTAKE PR14 4BA	Energy rating C	Valid until: 18 February 2033 Certificate number: 3657-2280-5765-6543-1378

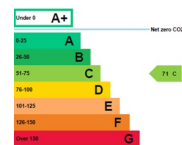
Property type	Offices and Workshop Businesses
Total floor area	163 square metres

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.

VAT

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

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.

All Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk