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**TO  
LET**



## FIRST FLOOR OFFICE SUITE

96.9 m<sup>2</sup> ( 1,042 ft<sup>2</sup> )

**Unit 9**  
**Bartle Court Business Village**  
**Rosemary Lane**  
**Bartle**  
**Preston**  
**PR4 0HF**

- **Excellent Access to M55 Motorway**
- **Attractive Semi-Rural location**
- **On Site Car Parking**
- **Self-Contained Accommodation**

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## Location

Bartle Court Business Village is situated to the North of Preston in an attractive semi-rural location adjacent to the M55 motorway within 1 mile of the Preston Western Distributor Road and 2 miles from Junction 2 of the M55. The location therefore offers excellent access to both Blackpool and Preston as well as further afield via the wider motorway network. Local amenities are available within easy reach.

## Description

The office suite is located on the first floor and forms part of a larger building of attractive brickwork construction beneath a pitched slate roof covering.

Open plan accommodation together with a couple of offices/meeting rooms are provided in the suite which is accessed from an attractive entrance atrium.

The suite is self-contained having the benefit of male/female WC and kitchenette facilities as well as benefiting from comfort cooling, twin compartment skirting trunking with provision for data cabling and 3 designated car parking spaces.

## Accommodation

The offices extend to an approximate net internal area of 96.85 m<sup>2</sup> (1,042 ft<sup>2</sup>).

## Services

We believe electricity, water and drainage connections are available to the premises.

## Rating Assessment

The premises will need to be re-assessed for rating purposes.

Interested parties should, however, make their own enquiries of the local rating authority, Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

It is understood that the premises have a permitted use as offices within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority at Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Tenure

The offices are available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

## Rental

Offers in the region of £8,350 per annum.

## Service Charge

A service charge is levied to cover the cost of maintenance, management, upkeep and insurance of the communal areas of the development.

## Photographs and Plans

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

## Energy Performance Certificate

Energy performance certificate (EPC)		
First Floor Offices 11 Bartle Court Business Centre Riversway Lane PRESTON PR1 3JJ	Energy rating <b>A</b>	Valid until: 22 April 2035 Certificate number: 7864 9614 2277 0468 5306

Property type	Offices and Workshop Businesses
Total floor area	101 square metres

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



## Legal Costs

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

## VAT

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

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)