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**TO  
LET**



## FIRST FLOOR OFFICE SUITE

158 m<sup>2</sup> ( 1,701 ft<sup>2</sup> )

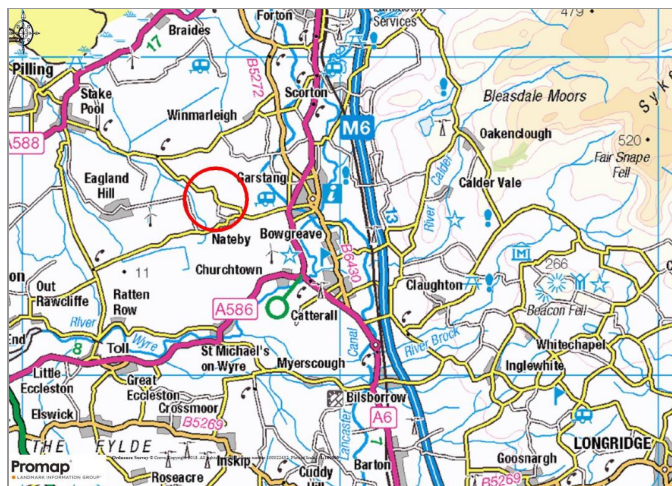
**Wyre House**  
**Nateby Technology Park**  
**Cartmell Lane**  
**Nateby**  
**Preston**  
**PR3 0LU**

- Superb modern accommodation
- Attractive rural setting
- Good motorway access
- Plentiful onsite car parking

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## Location

Nateby Technology Park is situated on the outskirts of Nateby, a village located approximately 1½ miles west of the market town of Garstang. The location provides an attractive rural situation as well as good access further afield via the A6 and Junctions 32 and 33 of the M6 motorway.

Nateby is located approximately 13 miles north of Preston and 10 miles south of Lancaster City Centres both of which also offer excellent rail connections via the West Coast main line.

## Description

The premises comprise the first floor of a modern purpose built two storey building providing good quality open plan office accommodation. The suite also has the advantage of a glazed partitioned boardroom and separate office/meeting room.

The premises benefit from a spacious entrance atrium at ground floor level and provide a pleasant working environment benefiting from suspended ceiling, Category II lighting and being carpeted and decorated throughout.

Communal kitchen and WC facilities are provided on the ground floor.

Plentiful on-site car parking is available and there are two EV charging points located on the Park to which tenants will have access.

## Accommodation

The office suite extends to approximately 158 m<sup>2</sup> (1,701ft<sup>2</sup>).

## Services

We understand that mains electricity, gas and water are connected to the premises.

## Rating Assessment

The office suite has a Rateable Value of £18,500.

Interested parties should, however, make their own enquiries with the rating department of Wyre Council.

## Planning

We understand that the premises have an established use within Class E (Business) of the Town & Country Planning (Use Classes) Order 1987 (As Amended).

Interested parties should, however, make their own enquiries with the local planning department at Wyre Council.

## Terms

The office suite is available by way of a new internal repairing and insuring lease for a term to be agreed.

## Rental

£20,000 per annum.

The rental will include all usual occupancy costs including gas, electricity and water to common parts, cleaning of common parts, external window cleaning, repair and maintenance of exterior and common parts and refuse removal. The tenant will be liable for the following:

- Gas consumption within the suite
- Electricity usage within the suite
- Water Rates applicable to the suite
- Business Rates
- Internet and telephone provision
- Cleaning, decoration and internal repairs to the office suite
- Contents insurance
- Any specific requirements of the tenant

## Energy Performance Certificate

The Funn Sweeney Group Wyre House Carnall Lane Nateby Preston PR13 0LU	Energy rating <b>C</b>	Valid until: 15 November 2032
		Certificate number: 5082 0146 7085 0472 2267
Property type		Offices and Workshop Businesses
Total floor area		355 square metres
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score.
<div><div>Under 9</div><div>A+</div><div>0-25</div><div>A</div><div>26-39</div><div>B</div><div>40-49</div><div>C</div><div>50-59</div><div>D</div><div>60-69</div><div>E</div><div>70-79</div><div>F</div><div>80-100</div><div>G</div><div>Over 100</div></div> <div>Best zero CO2</div> <div>60 °C</div>		The better the rating and score, the lower your property's carbon emissions are likely to be.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

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

## VAT

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

## All Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

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