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**TO
LET**



GROUND FLOOR OFFICE SUITES

16.2 m² (175 ft²) — 37.8 m² (407 ft²)

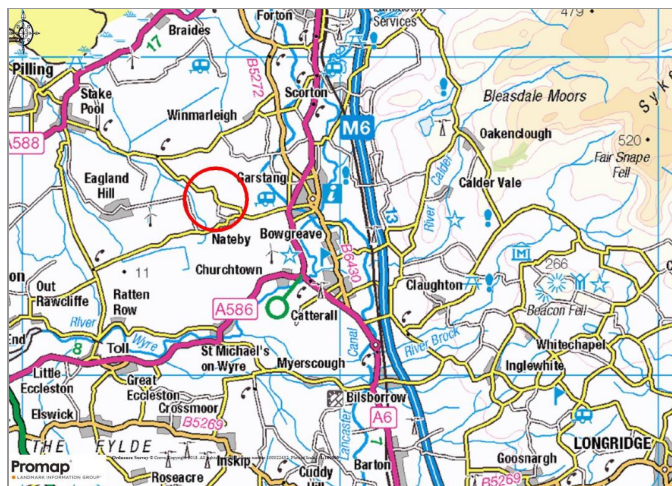
Wyre House
Nateby Technology Park
Cartmell Lane
Nateby
Preston
PR3 0LU

- Available on flexible terms
- Appealing rural setting
- Attractive modern accommodation
- 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 ground floor of Wyre House accommodates several individual offices of varying sizes which are available on flexible terms.

The suites are accessed via an attractive entrance atrium with Suite J1 also having the benefit of its own direct access from the car park. The offices are fitted to a high standard benefitting from suspended ceiling, Category II lighting and being carpeted and decorated throughout.

Kitchen and WC facilities are provided and there is plentiful on-site car parking available as well as two EV charging points located on the Park to which tenants will have access.

Accommodation

We estimate the suites extend to the following net internal areas:

	m ²	ft ²
Suite J1	37.8	407
Suite J2	18.7	202
Suite J3	18.7	202
Suite J4	16.2	175
Suite J5	16.2	175

Services

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

Rating Assessment

The office suites have the following rating assessments:

	Rateable Value
Suite J1	£4,550
Suite J2	£2,500
Suite J3	£2,500
Suite J4	£2,250
Suite J5	£2,275

Occupiers may qualify for small business rates relief depending on individual circumstances. 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.

Rental

	Weekly Rental
Suite J1	£170
Suite J2	£90
Suite J3	£90
Suite J4	£80
Suite J5	£80

The rental will include all occupancy costs including utilities, internet and all services to the building.

Tenants will be responsible for the business rates applicable to the suite, their own contents insurance and for cleaning of their own accommodation.

Energy Performance Certificate

The Farnley Group Wyre House Garstang Lane Nateby Preston PR13 0LU	Energy rating C	Valid until 15 November 2032
Property type Offices and Workshop Businesses		Certificate number 5082 0146 7085 0872 2267
Total floor area 355 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.

Terms

The office suites are available by way of new internal repairing and insuring tenancy agreements for a term to be agreed.

VAT

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

Legal Costs

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

Photographs and Plans

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

Enquiries

Please contact the sole agents:

Eckersley

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Contact: Mary Hickman

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