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**TO
LET**



MODERN OFFICE AND WORKSHOP/STORAGE PREMISES

266.8 m² (2,869 ft²)

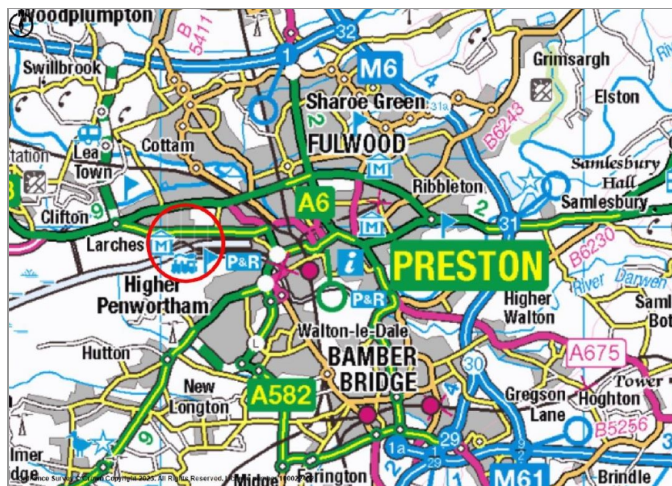
**2 Hardy Close
Nelson Court Business
Centre
Ashton on Ribble
Preston
PR2 2XP**

- Rare hybrid business unit
- Secure electric gate access
- Good quality office accommodation
- Commercial roller shutter
- Well located close to amenities
- Various reconfiguration options available

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Location

Nelson Court is a development of high specification business units accessed from Chain Caul Way. The development is located within a popular and well established commercial area in the docklands and provides easy access to Preston City Centre, the Fylde Coast and the motorway network.

Neighbouring occupiers include Makro, Karl Vella and Preston Motor Park. Morrisons Supermarket and the main Preston Marina Basin are all also located in close proximity

Description

A modern hybrid unit, of steel portal frame construction with brick and block walls surmounted by profile insulated cladding, beneath a pitched profiled clad roof with translucent roof panels. Access is provided via a personnel door and commercial roller shutter door. There are uPVC glazed windows at first floor level.

Internally, the property has a large office provision, providing a mix of open plan and cellular space over 2 floors, with kitchenette and WC facilities on each floor. The premises benefit from LED lighting throughout, suspended ceilings, perimeter trunking and CCTV. There is also a storage space accessed via the commercial roller shutter, with concrete floor.

Externally, there are 5 parking spaces available plus visitor parking around the site. The unit also benefit from an electric vehicle charging point.

It is noted that the Landlord is open to reconfiguration options for the premises, subject to Tenant requirements and the necessary consents. This flexibility offers occupiers the opportunity to tailor the space to suit their operational needs, including options such as increasing office accommodation, removing existing office areas to create additional workshop or storage space, as well as accommodating a range of other commercial uses.

Accommodation

The property extends to the following approximate Gross Internal Areas:

	m ²	ft ²
Ground Floor	137.26	1,475
First Floor	129.51	1,394
Total	266.77	2,869

Services

It is understood that mains connections to electricity, gas, water and drainage are available to the premises.

Rating Assessment

The premises have individual rating assessments:-

Suites 1-4: £10,000
Suite 5: £2,750
Suite 7: £1,100
Suite 8: £770
Suite 9: £1,225

Interested parties are recommended to make their own enquiries with Preston City Council (www.preston.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 Preston City Council planning department.

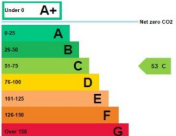
Tenure

The premises are available to let by way of a new FRI lease on terms to be agreed.

Asking Rental

£27,500 per annum, exclusive.

Energy Performance Certificate

2 Hardy Close Nelson Court Business Centre Auction on Ribbles PRESTON PR1 3JJ	Energy rating C	Valid until 4 June 2023 Certificate number 1095.9921.8872.7491.9811	
Property type Total floor area	Offices and Workshop Businesses 249 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.

Service Charge

There is an estate service charge levied for the upkeep and maintenance of the sites external areas and security arrangements.

Photographs and Plans

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

VAT

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

Legal Costs

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

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk







