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**TO
LET**



ATTRACTIVE SELF-CONTAINED OFFICES

139.5 m² (1,502 ft²)

**14 Cable Court
Pittman Way
Fulwood
Preston
PR2 9YW**

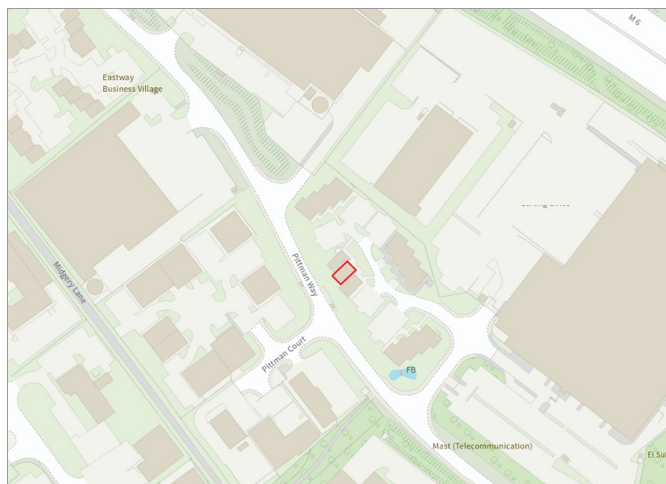
- Established Business Park Location
- Readily Accessible To Both M6 and M55
- Attractive Landscaped Development

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Location

Cable Court is located within the North Preston Employment Area approximately 3 miles to the north of Preston City Centre. The location offers excellent motorway connections providing easy access to junction 1 of the M55 Motorway (junction 32 of the M6) and junction 31a of the M6 Motorway.

Nearby occupiers include Zebra Technologies, the main Royal Mail sorting office, an Asda Superstore, Aldi, B & M Bargains, Subway, and Burger King.

Description

The property comprises a two-storey, self contained pavilion style office building of brickwork construction beneath a pitched tiled roof with an attractive full height glazed entrance atrium.

Each floor provides open plan office accommodation which is currently sub-divided by way of demountable partitioning to create a range of smaller offices and a kitchen on the ground floor. WC facilities and a communications room/store under the staircase are located within the entrance lobby. The accommodation is carpeted and decorated throughout incorporating a suspended ceiling, electrically powered heating and air-conditioning.

Externally, 5 dedicated car parking spaces are provided.

Accommodation

The premises extend to the following approximate net internal (NIA) areas:

	M ²	Ft ²
Ground Floor	63.3	682
First Floor	76.2	820
Total	139.5	1,502

Services

The premises offer mains service connections including electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £14,000.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council

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 are recommended to make their own enquiries of the planning department at Preston City Council.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking Rental

£18,000 per annum exclusive.

Service Charge

An estate service charge is payable to cover the cost of the management and maintenance of the estate.

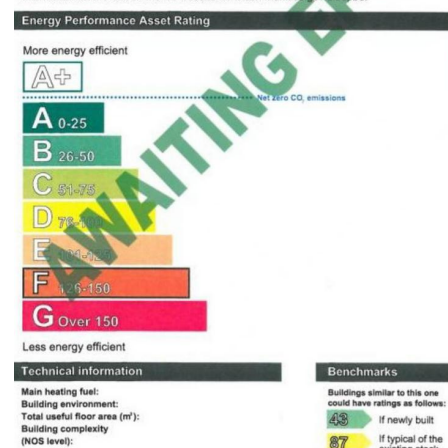
VAT

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

Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building
Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/ebcd.



Legal Costs

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

Photographs and Plans

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

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk