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**TO
LET**



ATTRACTIVE GROUND FLOOR OFFICE SUITE

63.4 m² (683 ft²)

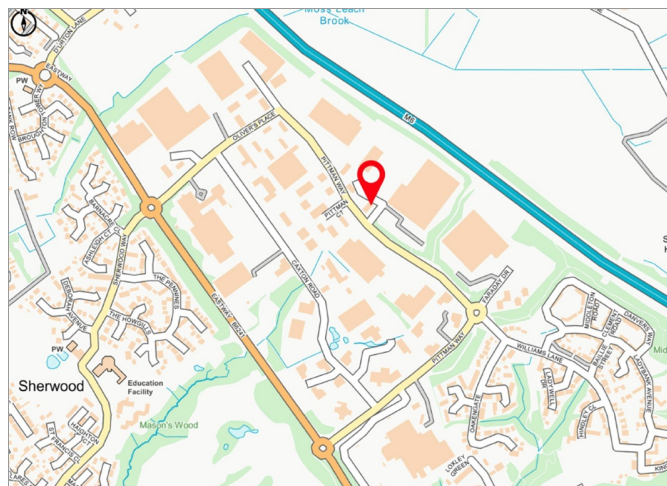
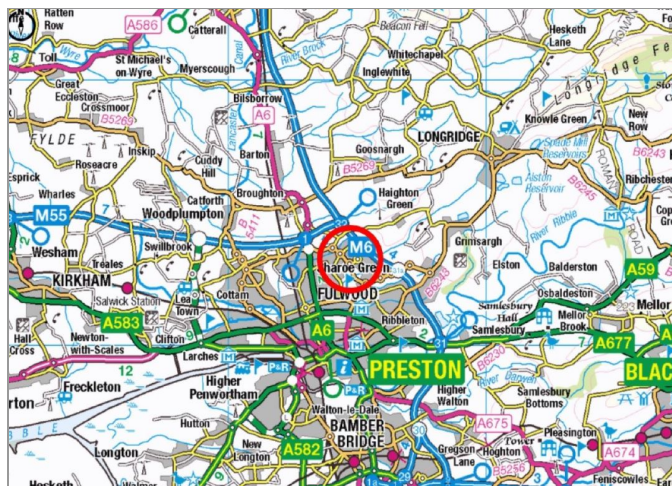
Ground Floor
1 Cable Court
Pittman Way
Fulwood
Preston
PR2 9YW

- Established Business Park Location
- Readily Accessible To Both M6 and M55
- Rental Inclusive Of Majority Of Outgoings
- 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 subject premises are prominently located at the entrance to the development and comprise the ground floor of 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.

The ground floor provides open plan office accommodation which is currently sub-divided by way of demountable partitioning to create two good size offices/meeting rooms together with an open plan office/reception to the front and a kitchen. WC facilities are located within the common entrance lobby. The accommodation is carpeted and decorated throughout incorporating a suspended ceiling and electrically powered heating.

Externally, 2 dedicated car parking spaces are provided with the ground floor office suite.

Accommodation

The office suite extends to an approximate net internal (NIA) area of 63.4 m² (683 ft²).

Services

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

Rating Assessment

The premises have a Rateable Value of £6,800.

Occupiers may qualify for small business rates relief dependent on individual circumstances and interested parties should, therefore, make their own 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 internal repairing lease for a term of years to be agreed.

The rent will include the following occupational costs and services:

- electricity consumption
- water rates and consumption
- estate service charge contribution
- cleaning of common areas and WCs
- Repair and maintenance of exterior and common areas
- Fire Alarm maintenance
- Building insurance contribution

The occupier will be responsible for business rates, own IT and telecoms and cleaning and maintenance of own accommodation.

Alternatively, our Client may consider a letting of the whole building by way of a new full repairing and insuring lease or a sale of the property. Please contact Eckersley to discuss further if this may be of interest.

Energy Performance Certificate

Energy performance certificate (EPC)			
Unit 1 Cable Court Pitman Way Lancaster PR2 9YW	Energy rating B	Valid until 5 September 2032	Certificate number 1091 3996 6863 9149 8978
Property type	Retail/Financial and Professional Services		
Total floor area	171 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 B.

Under 0A+

0-15A

16-30B

31-45BC

46-60CD

61-75DE

76-100E

101-120F

121-150F

151-175G

Best zero CO2

59 61

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.

Rental

£15,000 per annum to include the costs and services detailed.

VAT

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

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