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**TO  
LET**



## ATTRACTIVE SELF-CONTAINED OFFICES

142.4 m<sup>2</sup> ( 1,532 ft<sup>2</sup> )

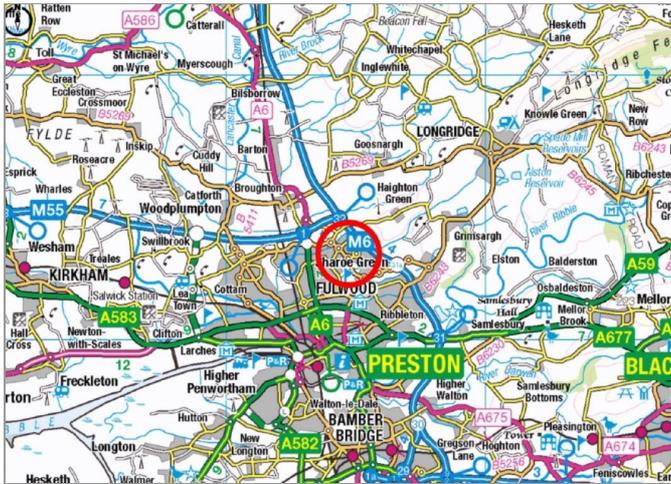
**5 Cable Court  
Pittman Way  
Fulwood  
Preston  
PR2 9YW**

- 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 although the ground floor is currently sub-divided by way of demountable partitioning to provide a boardroom, office and store together with reception area and a well-fitted kitchen. WC facilities and a communications room/store under the staircase are accessed from the entrance lobby.

The accommodation is newly carpeted and decorated throughout and benefits from a suspended ceiling incorporating LED lighting and comfort cooling.

Externally, 4 dedicated car parking spaces are provided.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	63.1	679
Ground Floor Store	2.5	27
First Floor	76.8	826
<b>Total</b>	<b>142.4</b>	<b>1,532</b>

## 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.

## Energy Performance Certificate

Energy performance certificate (EPC)		
5 Cable Court PRESTON PR1 3JY	Energy rating <b>B</b>	Valid until: 3 November 2031 Certificate number: 6405-7522-4509-4137-4567
Property type	Offices and Workshop Businesses	
Total floor area	168 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 B.		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

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

## VAT

All figures and rentals are quoted exclusive of, but will 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](mailto:preston@eckersleyproperty.co.uk)