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**TO
LET**



ATTRACTIVE GROUND FLOOR OFFICE SUITE

63.4 m² (683 ft²)

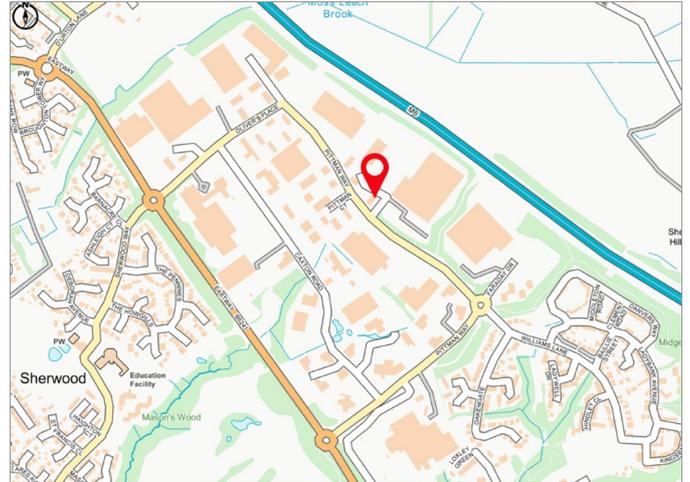
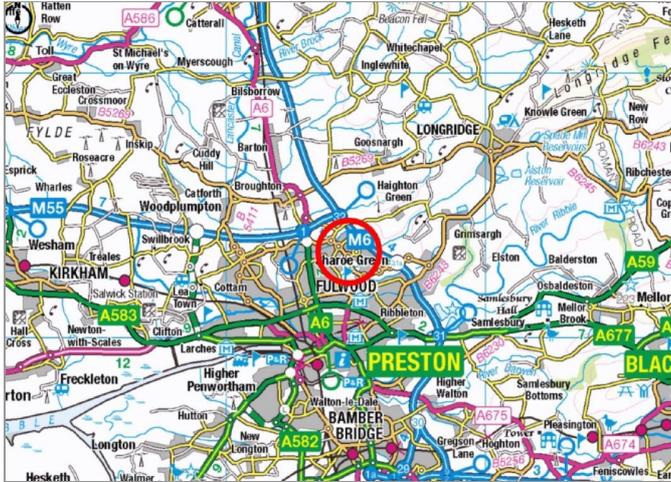
Ground Floor
1 Cable Court
Pittman Way
Fulwood
Preston
PR2 9YW

- Established Business Park Location
- Readily Accessible To Both M6 and M55
- 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 Tenant will be responsible for a 50% contribution towards the following occupational costs and services:

- electricity consumption
- water rates and consumption
- estate service charge contribution
- Fire Alarm maintenance
- Building insurance contribution
- Any other statutory certification required

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 Pittman Way Fulwood Preston PR2 3YW	Energy rating B	Valid until 5 September 2012 Certificate number: 1091 3096 6063 9740 8970
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.		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

£800 per calendar month, exclusive.

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