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**TO  
LET**



## FIRST FLOOR OFFICE SUITE

76 m<sup>2</sup> ( 819 ft<sup>2</sup> )

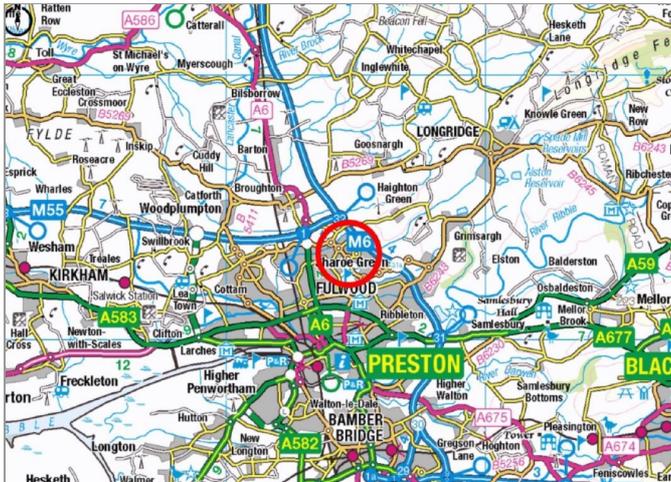
**First Floor**  
**6 Cable Court**  
**Pittman Way**  
**Fulwood**  
**Preston**  
**PR2 9YW**

- Established business park location close to M6/M55 motorways
- Air conditioned
- 2 allocated car parking spaces
- Attractive landscaped development

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 Preston  
 PR1 3JJ

**Lancaster office** T | 01524 60524  
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 LA1 1ET



## 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 demise comprises a first-floor office suite within a two-storey pavilion office building of brick construction beneath a pitched tiled roof, featuring a full height glazed atrium.

The accommodation has been recently refurbished and redecorated throughout. The suite is predominantly open plan and benefits from new carpets, suspended ceilings incorporating LED lighting, aluminium framed windows, perimeter trunking, air conditioning and wall-mounted heater units.

The suite is accessed separately from the shared main entrance. WC facilities are shared.

Externally, 2 dedicated car parking spaces are provided. Additional parking is available on site.

## Accommodation

The premises extend to an approximate net internal area of 76 m<sup>2</sup> (819 ft<sup>2</sup>).

## Services

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

## Rating Assessment

The premises are yet to be separately assessed.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council ([www.preston.gov.uk](http://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 are recommended to make their own enquiries of the planning department at Preston City Council.

## Terms

The property is available to let by way of a new internal repairing and insuring lease, subject to estate charge for a term of years to be agreed.

## Rental

Offers in the region of £10,000 per annum, exclusive.

## Service Charge

An estate management charge of £750 is payable per annum to cover the cost of management and maintenance for the estate.

## Photographs and Plans

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

## Energy Performance Certificate

4 Cable Court Pitman Way Fulwood Preston PR2 8VW	Energy rating <b>D</b>	Valid until 21 September 2031
		Certificate number 1785-1156-3554-3550-4413

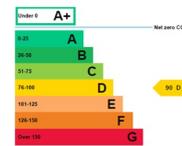
Property type	B1 Offices and Workshop businesses
Total floor area	164 square metres

### 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 D.



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.

## VAT

All rentals quoted 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

## Enquiries

Strictly by appointment with the sole letting agents:

### Eckersley

Contact: Harry Holden

Tel: 01772 883388

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)

