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**TO
LET**



NEWLY REFURBISHED OPEN PLAN OFFICE

150.5 m² (1,620 ft²)

First Floor
10 Sceptre Court
Bamber Bridge
Preston
PR5 6AW

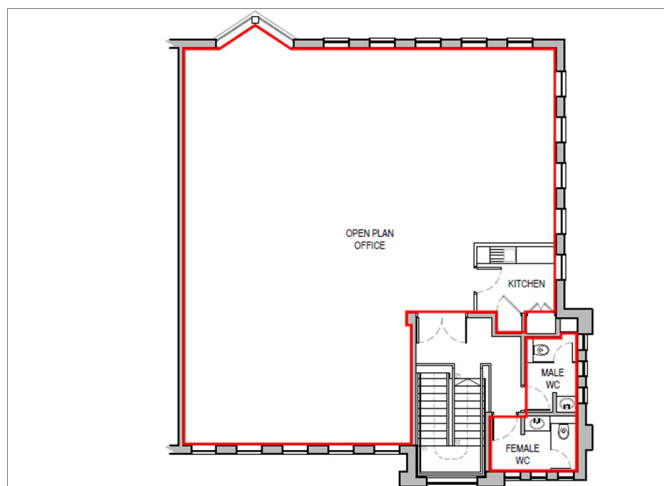
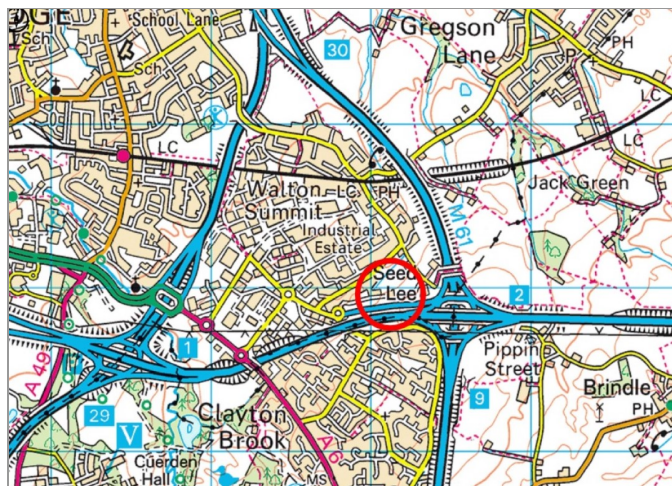
- Excellent motorway access
- High specification accommodation
- Attractive landscaped environment
- 6 allocated car parking spaces
- Ready For Immediate Occupation

www.eckersleyproperty.co.uk

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LA1 1ET

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Location

The property is situated within Sceptre Court Business Park, a sought after and strategic commercial location at Bamber Bridge offering excellent links to the motorway network being positioned at the intersection of the M6, M61 and M65 motorways.

Sceptre Court is located approximately 5 miles to the south of Preston City Centre and offers ready access to Blackburn, Chorley and Leyland further afield. It is adjacent to the Walton Summit Business Park with local retail amenities also close by.

Description

The premises comprise the first floor of a two-storey office property situated within an attractive and well maintained landscaped site.

Internally, the property benefits from a common spacious entrance atrium with the office accommodation, which has been fully refurbished and finished to a high standard, having the benefit of the following:

- full double glazing
- raised floor
- suspended ceiling
- LED lighting
- electronic entrance door access
- newly fitted kitchen
- excellent working environment

The premises also benefit from designated male and female WC facilities and 6 allocated car parking spaces externally.

The accommodation is ready for immediate occupation.

Accommodation

The office extends to an approximate net internal floor area (NIA) of 150.5 m² (1,620 ft²).

Services

Electricity, water, gas and drainage are available to the premises.

Rating Assessment

The property has a Rateable Value of £19,000.

Interested parties should make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

Tenure

We understand that the premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

£21,000 per annum exclusive.

Service Charge

There is an estate service charge payable to the freeholder for the upkeep and maintenance of the common areas of the development as well as a charge to cover the costs of the common areas of the building and services thereto which include the gas central heating of the property and water supply charges. Electricity consumption will be recharged based on sub-meter readings.

Energy Performance Certificate

Energy performance certificate (EPC)			
Unit 10, Sceptre Court Sceptre Way Bamber Bridge PRESTON PR1 3JJ	Energy rating C	Valid until:	31 March 2029
		Certificate number:	0270-9978-0391-7180-8034
Property type		B1 Offices and Workshop businesses	
Total floor area		367 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		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.	
Under 1 A+ A B C D E F G Not same CO2 58 C			

VAT

All rentals quoted will be subject to VAT at the standard rate.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk



