



**TO LET 7 CABLE COURT PITTMAN WAY FULWOOD PRESTON
PR2 9YW**

715 ft² / 66 m² Ground floor open plan office accommodation to be fully refurbished to a high standard

- Forming part of a popular business park with easy access to junction 31A and 32 of the M6 motorway
- Open plan air conditioned accommodation incorporating staff/brew-up facility
- Two dedicated car parking spaces

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk**

01772 652652

Location

Forming part of Cable Court, a popular development of 15 office units within landscaped grounds.

Nearby facilities include a large Asda supermarket and a small retail park incorporating an Aldi, Greggs, Subway, Costa Coffee and a soon to be opened Burger King drive thru.

Description

A self-contained ground floor office suite to be refurbished to a very high standard with good quality suspended ceiling with inset lighting, new carpeting and window blinds, air conditioning, perimeter trunking for IT cabling etc.

Shared use of male and female WC facilities.

Accommodation

The net internal area extends to approximately 715 sq ft.

Assessment

The unit is entered on the rating list at a rateable value of £5,700.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available.

Full details available from Preston City Council.

Lease

The premises are available on a 3 year lease, or multiples thereof, with the tenant responsible for internal repairs and decoration.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Service Charge

A service charge of £200 per quarter is payable towards the upkeep and maintenance of the communal areas of the Cable Court Development.

VAT

Rental and service charge payments are subject to VAT at the prevailing rate.

Costs

Each party is to be responsible for their own legal costs involved in the transaction.

EPC

The Energy Performance Asset rating is Band C63. A full copy of the EPC is available at www.ndepcregister.com

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk