



TO LET 80 LYTHAM ROAD FULWOOD PRESTON PR2 3AQ

Partially serviced office suites 255 ft² and 433 ft² with on site car parking

- Carpeted and well decorated throughout ready for immediate occupation
- On site car parking to the front elevation
- Communal entrance and spacious reception

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

01772 652652

Location

Situated on Lytham Road close to its junction with Black Bull Lane and Plungington Road within easy reach of both the motorway network at Junction 32 M6/Junction 1 M55 and Preston City Centre.

Description

Partially serviced ground and first floor office suites with the benefit of car parking to the front.

Well decorated, carpeted and fitted throughout ready for immediate occupation.

Accommodation

Communal entrance and spacious reception together with shared kitchen and male and female WC facilities.

Office Suite 1 (Ground Floor) providing two rooms extending to 255 ft². **LET**

Office Suite 10 (First Floor) arranged in two rooms totalling 433 ft².

Services

The offices have the benefit of gas fired central heating.

Assessment

The offices are entered on the rating list as follows:

Office 1 Rateable Value: TBA
Office 10 Rateable Value: £2,475.

Rates payable 2022/2023: 49.9p in the £

Small business rate relief will be available.

Tenancy

The length of tenancy is open to negotiation with the tenants responsible for internal repairs and decoration.

The landlord provides cleaning and maintenance of the common parts included within the rental. The tenants pay pro-rata for gas and electricity consumed.

Rental

Office 1: £300 per calendar month **LET**
Office 10: £450 per calendar month

Legal Costs

The landlord will prepare appropriate tenancy documentation for signature by both parties.

EPC

A copy of the EPC will be made available from the agent's office.

Viewing

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