



**TO LET ARTIS HOUSE FAIRWAYS OFFICE PARK OLIVER'S PLACE  
FULWOOD PRESTON PR2 9LF**

1,800 ft<sup>2</sup> / 167 m<sup>2</sup> First floor office suite with 6 car parking spaces

- High quality, fully air conditioned office accommodation
- Superb location adjacent to junctions 31A and 32 of the M6 and junction 1 of the M55
- Fairways Office Park forms part of the well-established Preston North employment centre with nearby occupiers including Asda, Royal Mail, CPC and the Fulwood Central Retail Park.

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak.co.uk](http://www.hdak.co.uk)**

**01772 652652**

## **Location**

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Fairways Office Park is prominently situated at the junction of Pittman Way and Oliver's Place just off Eastway, with direct access to the M6 and M55 motorways.

Preston City Centre is 3.5 miles away with excellent public transport links.

## **Description**

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First floor office suite set within a two-storey semi-detached building within well laid out landscaped grounds with excellent car parking facilities.

The offices are equipped to a high standard with full air conditioning, quality suspended ceilings with inset lighting, dado trunking, fully carpeted, good quality kitchen and WC facilities etc.

## **Accommodation**

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The net internal office area extends to approximately 1,800 ft<sup>2</sup> / 167 m<sup>2</sup>.

Primarily open plan accommodation with three partitioned offices.

## **Assessment**

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The offices are currently assessed on the rating list with the ground floor at a rateable value of £28,000.

A separate assessment for the first floor will be made in due course.

Rates payable 2020/2021: 49.9p in the £

## **Service Charge**

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The tenant shall be responsible for a contribution towards the service charge, levied and payable by the occupiers towards the upkeep and the management of the communal areas of the Fairways Office Park.

## **Lease**

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The offices are available on a 5 year lease, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

The lease shall be upon effective full repairing and insuring terms.

## **Rental**

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£18,000 per annum, plus VAT, exclusive of rates, payable quarterly in advance by standing order.

## **Costs**

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

## **EPC**

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The Energy Performance Asset rating is Band C60. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Viewing**

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