



TO LET FIRST FLOOR OFFICE SUITE B1 PITTMAN COURT PITTMAN WAY, FULWOOD PRESTON PR2 9ZG

1,800 ft² / 167 m² modern self-contained offices with 8 on site car parking spaces.

- Superb location adjacent to junctions 31A and 32 of the M6 and junction 1 of the M55
- Pittman Court forms part of the well-established and popular Preston North employment centre, with neighbouring occupiers including Asda supermarket and The Royal Mail, together with Fulwood Central Retail Park incorporating Aldi, Greggs, Subway & B&M Bargain.
- Excellent car parking provision and set within a landscaped site

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

01772 652652

Location

Pittman Court forms part of the North Preston employment area, a sought after office and commercial location adjacent to junctions 31A and 32 of the M6 and junction 1 of the M55.

Description

A two-storey detached office property with extensive frontage to Pittman Way.

Accommodation

A first floor office suite fitted to a good standard incorporating suspended ceilings with inset Cat II lighting, double glazing, perimeter trunking, electric heating, carpeting, window blinds throughout, entry phone system etc.

The suite provides a good mix of open plan and cellular offices together with brew up facilities and male and female toilets.

Floor Area

The suite extends to approximately 1,800 ft²/167 m² with 8 car parking spaces.

Assessment

The offices are currently entered onto the rating list together with the ground floor of B1 at a rateable value of £32,500.

A separate assessment will be made in due course and it is anticipated that the rateable value for the first floor will be £16,250.

Rates Payable 2024/2025: 49.9p in the £

EPC

The Energy Performance Asset rating is Band C34. A full copy of the EPC is available at www.ndepcregister.com

Lease

The offices are available on a 5-year lease, or multiples thereof, upon effective full repairing and insuring terms by way of service charge.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Service Charge

A service charge is payable in respect of external maintenance of the building and common areas, including car parking etc., together with insurance. Current service charge is £4,000 per annum.

VAT

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

Legal Costs

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

Viewing

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

NB: Directors of this firm declare an interest in this property.