



TO LET B2 PITTMAN COURT PITTMAN WAY FULWOOD PRESTON PR2 9ZG

1,250 ft² / 116 m² Ground Floor office suite with 5 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
- Forming part of the well established Preston North employment centre with nearby occupiers including Asda, The Royal Mail, CPC and the Fulwood Central Retail Park
- 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 is prominently situated fronting Pittman Way with direct access to the M6 and M55 Motorways.

The Fulwood Central Retail Park nearby includes Aldi, B & M Bargains, Greggs, Subway and Burger King.

Description

A ground floor office suite set within a two-storey property within well laid out landscaped grounds with excellent car parking facilities.

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

Accommodation

The office area extends to approximately 1,250 ft².

The suite provides a large open plan general office, two private meeting rooms, store room, kitchen and WC facilities.

Assessment

The offices are entered on the rating list at a rateable value of £10,750.

Rates payable 2023/24: 49.9p in the £

Small business rate relief may be available.

Service Charge

The tenant shall be responsible for a contribution towards the service charge levied and payable by the occupiers of Pittman Court in respect of the upkeep and management of

the building, communal areas, car parking areas and landscaping.

Lease

The offices are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

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

Currently the service charge payable by the ground floor suite is approximately £3,500 per annum and the contribution towards insurance is £366.74.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

VAT is payable on the rental, insurance and service charge at the prevailing rate.

EPC

An Energy Performance Certificate will be provided by the agents.

Costs

Each party are 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