



**TO LET SELF-CONTAINED OFFICE SUITES WITHIN THE BARTLE COURT BUSINESS VILLAGE ROSEMARY LANE BARTLE PR4 0HF**

From 1,276 ft<sup>2</sup>/118 m<sup>2</sup> to 1,289 ft<sup>2</sup>/120 m<sup>2</sup> modern, high quality office suites with allocated on-site car parking

- Stunning rural location with excellent access to M55 & M6
- Quality fit out with comfort cooling and ready for immediate occupation
- High speed broadband connections

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

**01772 652652**

## **Location**

Bartle Court is prominently situated adjacent to the M55 motorway, approximately two miles from Junction 1 of the M55 and Junction 32 of the M6.

The proposed Preston Western distributor road, with its new junction onto the M55, will further improve accessibility.

Set in an attractive rural setting with local amenities provided in nearby Cottam and Broughton.

## **Description**

Two self-contained office suites each providing an open plan facility, male and female WC facilities together with kitchenette.

Fitted to a very high standard with comfort cooling, quality suspended ceiling with movement operated lighting, carpeting, double-glazed windows etc.

## **Accommodation**

Unit 2 (under offer)	1,289 ft <sup>2</sup>
Unit 7	1,276 ft <sup>2</sup>
Unit 8 (under offer)	1,285 ft <sup>2</sup>

## **Assessment**

We understand that each suite has a rateable value as follows:

Unit 2	£8,200
Unit 7	£8,100
Unit 8	£8,100

Prospective occupiers may well be eligible for 100% small business rate relief. Interested parties should make their own enquiries of the local rating authority at Preston City Council, Tel: 01772 906912.

## **Lease**

The length of lease is open to negotiation. Effective full repairing and insuring terms by way of service charge.

## **Service Charge**

The tenants shall be responsible for payment of a service charge to cover the cost of maintenance, management, upkeep and insurance of the business village.

Full details upon application.

## **Rental**

£6 per ft<sup>2</sup> plus VAT.

Rental quoted is exclusive of rates and service charge and is payable quarterly in advance by standing order.

## **EPC**

The Energy Performance Asset ratings are as follows:

Unit 2	C62
Unit 7	C62
Unit 8	C62

A full copy of the EPCs are available at [www.epcregister.com](http://www.epcregister.com)

## **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](mailto:reception@hdak.co.uk)