



**TO LET EAST BARN CLIFTON FIELDS LYTHAM ROAD CLIFTON
PRESTON PR4 0XG**

2,000 ft² / 186 m² First floor office suite forming part of a purpose built two-storey office facility.

- Modern office facility providing open plan accommodation with two private offices
- Easily accessible from Preston City Centre and the Fylde Coast close to the new Preston Western Distributor Road currently under construction
- Ample on site car parking within relaxed country setting well served with on-site facilities including coffee shop, gym and brewery/tap room

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

01772 652652

Location

Clifton Fields is situated within easy reach of Warton, Preston and the Fylde Coast whilst still enjoying the peace and creativity of the countryside.

Description

East Barn provides modern office facilities built to a high specification set within an award winning former farm building development.

The offices have the benefit of suspended ceiling with inset lighting, double glazed windows, carpeting throughout etc.

Ample on site car parking immediately adjacent.

Accommodation

The net internal floor area extends to approximately 2,000 ft².

Access from an attractive entranceway with kitchen and WC facilities.

Primarily open plan with two private offices 12' 7" x 19' 4" and 11' 9" x 14' 10".

The overall internal measurements of the suite are approximately 33' 3" x 60' 5".

Assessment

The property is entered on the rating list at a rateable value of £16,750.

Rates payable 2023/2024: 49.9p in the £

EPC

The Energy Performance Asset rating is Band B26. A full copy of the EPC is available at www.ndepcregister.com.

Services

The premises have the benefit of central heating, fire and intruder alarm systems.

Service Charge

A service charge of £4.50 per sq ft is payable in respect of the heating, water and sewerage, external repairs and landscaping. In addition, an insurance rental of approximately £0.50 pence per sq ft is payable.

Lease

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

The tenant shall be responsible for internal repairs and decoration with the landlords retaining responsibility for maintenance of the exterior via the service charge.

Rental

£10.00 per sq ft per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal 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@hda.co.uk