



**TO LET FIRST FLOOR OFFICE SUITE UNIT 9 BARTLE COURT  
BUSINESS VILLAGE ROSEMARY LANE BARTLE PR4 0HF**

1,028 ft<sup>2</sup> / 95 m<sup>2</sup> modern, superbly equipped office suite with 3 car parking spaces

- Stunning rural location with easy access to Junction 2 of the M55
- Quality fit out with comfort cooling, fitted carpets, blinds to windows etc
- 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 within 1 mile of the Preston Western Distributor Road and 2 miles from Junction 2 of the M55.

Set in an attractive rural setting with local amenities within easy reach.

### **Description**

A first floor office suite providing a large open plan general office facility together with two partitioned private offices and meeting room. Kitchenette facility provided together with male and female/disabled WC.

Fitted to a high standard with comfort cooling, quality suspended ceiling and inset lighting, carpeting, window blinds, double-glazed windows etc.

### **Accommodation**

First floor office suite extending to approximately 1,028 ft<sup>2</sup> / 95m<sup>2</sup>.

### **Assessment**

We understand that the suite has a rateable value of £7,600. 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 upon effective full repairing and insuring terms by way of service charge.

### **Service Charge**

The tenant shall be responsible for payment of a service charge to cover the cost of maintenance, management, upkeep and insurance of the estate, currently approx £100 per calendar month.

### **Rental**

£10.00 per ft<sup>2</sup>.

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

### **EPC**

A copy of the EPC is available from the Agent's office.

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