



TO LET OFFICE 3 NEW SOUTHWORTH HALL BUSINESS CENTRE CUERDALE LANE SALMSBURY PRESTON PR5 OUY

627 ft² / 58 m² Serviced office suite with three car parking spaces

- Forming part of the high quality New Southworth Hall Business Centre
- Open plan accommodation fitted to a high standard
- Attractive rural setting within close proximity of the motorway network at junction 31 of the M6

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

01772 652652

Location

Forming part of the New Southworth Hall Business Centre on Cuerdale Lane within a short distance of junction 31 of the M6 motorway and providing easy access to both Preston and Blackburn centres.

Description

Office 3 is situated on the first floor of a purpose built two-storey office facility constructed to a very high standard.

An open-plan suite, fully furnished with desks, chairs and storage cupboards.

Gas fired central heating, feature lighting, raised floors, double glazed windows, quality carpeting etc.

Excellent shared kitchen, WC and shower facilities.

Accommodation

The net internal floor area extends to approximately 627 sq ft.

In addition to the suite, tenants have access to a fully furnished meeting room facility.

Three dedicated car parking spaces together with ample visitor parking facilities.

EPC

The Energy Performance Asset rating is Band A18. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £4,950.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available. Full details available from South Ribble Borough Council.

Lease

The offices are held on a three year lease expiring in December 2021.

The lease is available by way of an assignment or the client will consider sub-letting.

Rental

£13,500 per annum, exclusive of rates, plus VAT payable quarterly in advance by standing order.

The rental includes full maintenance and servicing of the offices together with heating with the only additional cost to the tenant being the electricity consumed.

Costs

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

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

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