

**TO LET UNIQUE HQ OFFICES**

**FULLY REFURBISHED**

# **PARKWOODHOUSE**

BERKELEY DRIVE, BAMBER BRIDGE, PRESTON, PR5 6BY

**ENTER**



## DESCRIPTION

Parkwood House is a unique single- storey, purpose built office premises with excellent parking provision in a stunning landscaped setting, benefitting from the following features:

- Predominantly open plan accommodation
- New LED lighting throughout
- Fully air conditioned
- Suspended ceiling and carpeted floors
- Kitchen and ladies & gents W.C. facilities plus shower
- Double glazed (opening) UPVC windows
- Server room/external stores
- Perimeter trunking for power and data
- Over 50 car parking spaces

## CUERDEN VALLEY PARK

Parkwood House is set within Cuerden Valley Park offering 650 acres of stunning scenery and fantastic walks to explore, discover and relax in.

Cuerden View Café and Visitor Centre are perfectly located at the end of Berkeley Drive and opens each day for breakfast and lunch offering a wide range of local produce.

The park offers staff a chance to relax and take a break away from desks within a fantastic setting all on their doorstep.

For more information visit: [www.cuerdenvalleypark.org](http://www.cuerdenvalleypark.org)

## TERMS

The property is available by way of a new, full repairing and insuring lease for a term of years to be agreed.

## RENTAL

£95,000 per annum exclusive.

**Approximate gross internal area: 8,453 sq ft (785.3 sq m)**



# PARKWOODHOUSE

[HOME](#)

[DESCRIPTION](#)

[GALLERY](#)

[FURTHER INFORMATION](#)



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## LOCATION

The property is located within the heart of the stunning Cuerden Valley Park, close to Bamber Bridge and at the heart of Lancashire's motorway network. Access to the M6/M61/M65 is available within approximately 0.5 km and nearby amenities include Sainsburys, Premier Inn and The Walton Fox Public House.

The property is accessed off Wigan Road leading to Shady Lane and is positioned close to Sue Ryder and the Cuerden Valley Visitors Centre.

## RATES

£50,000 (2017 list). Estimated Rates Payable £24,650 (2017/2018). This property may qualify for business rates relief, please contact South Ribble Borough Council on 01772 906972 or visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) for further information.

## EPC

This property has an EPC rating of E121.

## VAT

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

## LEGAL COSTS

Each party to be responsible for its own legal costs.

## VIEWING/CONTACT

Strictly by appointment with the joint agents.



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