



TO LET (MAY SELL) UNIT 1B FAIRWAYS OFFICE PARK, OLIVER'S PLACE, FULWOOD, PRESTON, PR2 9LF

3,585 ft² / 333 m² Semi-detached office building with 14 car parking spaces

- High quality fully air-conditioned office accommodation
- Superb location adjacent to Junctions 31a and 32 of the M6 and Junction 1 of the M55 Motorways
- Fairways Office Park forms part of the well-established Preston North Employment Centre with nearby occupiers including Asda, Royal Mail, CPC and the Fulwood Central Retail Park

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

01772 652652

Location

Fairways Office Park is prominently situated at the junction of Pittman Way and Oliver's Place, just off Eastway, with direct access to the M6 and M55 motorways.

Preston City Centre is 3.5 miles away with excellent public transport links.

Description

A semi-detached two-storey office building set within a well laid out landscaped development with excellent car parking facilities.

The offices are equipped to a high standard with passenger lift to the first floor, full air conditioning, quality suspended ceiling with inset lighting, dado trunking, carpeted, good quality kitchen and WC facilities.

Accommodation

The property provides the following net internal floor areas:

Ground Floor: 1,760 ft²
First Floor: 1,825 ft²
Total: 3,585 ft²

Primarily open plan accommodation with a range of partitioned private offices and meeting rooms.

Assessment

The property is entered on the rating list at a rateable value of £32,500.

Rates Payable 2021/2022: 49.9p in the £

EPC

A copy of the EPC will be made available from the agent's office.

Service Charge

The tenant shall be responsible for a contribution towards the service charge levied and payable by the occupiers towards the upkeep and the management of the communal areas of the Fairways Office Park.

Lease

The offices are available on a 5 year lease, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

The lease shall be upon standard full repairing and insuring terms.

Rental

£40,000 per annum plus VAT, 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.

Sale

The owners may consider selling the Freehold interest in the property at a figure of £525,000 (Five Hundred and Twenty Five Thousand Pounds).

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk
or Charles Bell at Joint Agents Morgan Martin on 01772 556666