



**TO LET UNIT 1A FAIRWAYS OFFICE PARK OLIVER'S PLACE
FULWOOD PRESTON PR2 9LF**

3,600 ft² / 334 m² Semi-detached office building with 15 car parking spaces

- Superb location adjacent to Junctions 31a and 32 of the M6 and Junction 1 of the M55
- Fairways Office Park forms part of the well-established and popular Preston North Employment Centre
- Other occupiers close by include Asda, Royal Mail, CPC and the Lancashire Evening Post

**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 3½ miles away with excellent public transport links.

Description

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

The property is equipped to a high standard with full air conditioning, quality suspended ceilings with Cat 2 inset lighting, dado trunking, window blinds, fully carpeted, high quality WC facilities etc.

Accommodation

The net internal office area extends to approximately 3,600 ft² / 334 m².

Male, female and disabled WC facilities provided to both ground and first floors.

Primarily open plan accommodation with two private offices to the ground floor and staff canteen facilities at first floor level.

Rates

The unit is entered on the rating list at a rateable value of £28,000.

Rates payable 2018/2019: 48.0p in the £

Service Charge

An annual service charge of £2,000 plus VAT is levied and payable by the occupier towards the upkeep and management of the communal areas of the Fairways Office Park.

Lease

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

EPC

The Energy Performance Asset rating is Band C60. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

Each party is 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