



**TO LET UNIT 4 FAIRWAYS OFFICE PARK,
OLIVERS PLACE, FULWOOD, PRESTON, PR2 9WT**

1900 ft² / 176 m² Prestigious ground floor office suite with 5 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, JTF and Johnsons

**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 Pitman Way and Olivers 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 modern office property equipped to a high standard set within well laid out landscaped grounds with excellent car parking facilities.

The ground floor suite provides open plan accommodation with quality suspended ceilings with CAT 2 inset lightings, dado trunking and fitted carpeting.

Accommodation

The net internal office area extends to approximately 1,900 ft² / 176 m².

The shared ground floor entrance provides male and female WCs including disabled and shower facilities.

Rates

The property is entered on the rating list at a rateable value of £14,750.

Rates Payable 2019/2020: 49.1p in the £

Lease

The offices suite is 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.

Services

Electric wall heaters are provided.

Service Charge

An annual service charge in the order of £1,250 plus VAT is levied and payable by the tenant towards the upkeep and the management of the communal areas of the Fairways Office Park.

Rental

£18,500 pa plus VAT, exclusive of rates, payable quarterly in advance by standing order.

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@hdk.co.uk
or Neil Weaver at Joint Agents Taylor Weaver on 01772 204900