



**FOR SALE OR TO LET    UNIT 5 PITTMAN COURT    PITTMAN WAY  
FULWOOD    PRESTON PR2 9ZG**

4,400 ft<sup>2</sup> / 409 m<sup>2</sup> modern warehouse/light industrial unit suitable for trade counter use.

- Forming part of the popular and successful North Preston employment area
- Adjacent to Croft Conservatories and close to Asda, JTF, CPC and the Royal Mail
- Close to junctions 31A and 32 of the M6 and junction 1 of the M55

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Pittman Court comprises a small office, warehouse and business unit complex off Pittman Way, Fulwood.

Forming part of the North Preston employment area, the location has attracted many major companies with a number of major office schemes completed in recent years.

## **Description**

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A purpose built modern single storey warehouse/light industrial unit constructed on a steel portal frame providing fully open plan accommodation.

Loading is via a roller shutter door with personnel entrance via a glazed reception facility.

Nine allocated car parking spaces and site loading area.

## **Accommodation**

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The gross internal floor area extends to approximately 4,400 ft<sup>2</sup>.

Internal dimensions 78' wide and 56'6 deep.

14'9 to eaves and approximately 17'4 to the ridge.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £21,500.

Rates payable 2019/2020: 49.1p in the £

## **Services**

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All main services are connected including a three phase power supply.

## **Planning**

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The premises are considered suitable for trade counter use as well as standard B1/B2 and B8 uses.

Prospective tenants are advised to make their enquiries of Preston City Council's planning department on 01772 906912.

## **Tenure**

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The property is believed to be leasehold with an unexpired term of 969 years at a peppercorn ground rent.

## **Asking Price**

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£325,000 plus VAT.

## **Lease**

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Available upon a standard full repairing and insuring lease for a term of years to be agreed.

## **Rental**

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£25,000 pa plus VAT, exclusive of rates, payable quarterly in advance by standing order.

An annual service charge is payable by the tenant towards the upkeep and maintenance of the communal areas of the estate.

## **Legal Costs**

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

## **EPC**

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The Energy Performance Asset rating is Band C71. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Viewing**

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