



## **TO LET GROUND AND FIRST FLOOR OFFICE SUITES UNIT 9 BARTLE COURT BUSINESS VILLAGE ROSEMARY LANE BARTLE PR4 0HF**

From 1,028 ft<sup>2</sup>/95 m<sup>2</sup> to 2,056 ft<sup>2</sup>/190 m<sup>2</sup> modern, superbly equipped office suites with 6 car parking spaces

- Stunning rural location with excellent access to M55 & M6
- Quality fit out with comfort cooling and ready for immediate occupation
- High speed broadband connections

First floor suite now let. Ground floor available.

**B2 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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Bartle Court is prominently situated adjacent to the M55 motorway, approximately two miles from Junction 1 of the M55 and Junction 32 of the M6.

The proposed Preston Western distributor road, with its new junction onto the M55, will further improve accessibility.

Set in an attractive rural setting with local amenities provided in nearby Cottam and Broughton.

### ***Description***

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A ground floor office suite providing an open plan office facility and three partitioned private offices together with kitchenette and male and female/disabled WC facilities.

Fitted to a high standard with comfort cooling, quality suspended ceiling and inset lighting, carpeting, window blinds, double-glazed windows etc.

### ***Accommodation***

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Ground floor office suite remaining extending to approximately 1,028 ft<sup>2</sup>/95m<sup>2</sup>.

### ***Assessment***

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We understand that the suite has a rateable value of £6,600. Prospective occupiers may well be eligible for 100% small business rate relief.

Interested parties should make their own enquiries of the local rating authority at Preston City Council, tel: 01772 906912.

### ***Lease***

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The length of lease is open to negotiation upon effective full repairing and insuring terms by way of service charge.

### ***Service Charge***

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The tenants shall be responsible for payment of a service charge to cover the cost of maintenance, management, upkeep and insurance of the estate, currently £100 per suite per calendar month.

### ***Planning***

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The premises have a permitted use under Class B1 (office) and Class D1 (clinic) of the Use Classes Order 1987 (as amended).

### ***Rental***

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£5 per ft<sup>2</sup>.

Rental quoted is exclusive of rates and payable quarterly in advance by standing order.

### ***EPC***

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A copy of the EPC is available from the Agent's office.

### ***Legal Costs***

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

### ***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)