



**TO LET 3 EASTWAY BUSINESS VILLAGE OLIVERS PLACE FULWOOD
PRESTON PR2 9WT**

537 ft² / 50 m² Ground floor office suite with two car parking spaces, together with the use of the visitors car park

- Superb location adjacent to J31A and J32 of the M6 and J1 of the M55 motorways
- Eastway Business Village forms part of the well established and popular Preston North Employment Centre
- Other occupiers close by include an ASDA supermarket, ALDI, Burger King, Greggs, Royal Mail

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

01772 652652

Location

Eastway Business Village is situated at the junction of Olivers Place and Pittman Way, off Eastway, with direct access to the M6 and M55 motorways.

Description

The ground floor of a modern two storey office property with a feature glazed atrium.

The offices are well fitted throughout with suspended ceiling with inset lighting, laminate flooring, blinds to windows, air conditioning etc.

Accommodation

The net internal office area extends to approximately 537 ft² / 50 m².

The ground floor provides a good sized open plan office, partitioned glazed private office, rear staff area with brew up facility.

Shared male and female WCs (including disabled facility) to the entrance hall.

Assessment

The property is currently entered on the rating list, together with the first floor of the offices.

A new separate assessment will be made in due course. Small business rate relief will apply.

Lease

The offices are offered on a new 3 year lease, or multiples thereof, subject to 3 yearly rent reviews upon full repairing and insuring terms.

Services

The offices have the benefit of air conditioning.

EPC

The Energy Performance Asset rating is Band D89. A full copy of the EPC is available at www.ndepcregister.com

Rental

£7,500 per annum, plus VAT, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for its 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