



## **TO LET      FIRST FLOOR OFFICE SUITE B1 PITTMAN COURT PITTMAN WAY, FULWOOD PRESTON PR2 9ZG**

1,800 ft<sup>2</sup> / 167 m<sup>2</sup> modern self-contained offices with 8 on site car parking spaces.

- Superb location adjacent to junctions 31A and 32 of the M6 and junction 1 of the M55
- Pittman Court forms part of the well-established and popular Preston North employment centre, with neighbouring occupiers including Asda supermarket and The Royal Mail, together with Fulwood Central Retail Park incorporating Aldi, Greggs, Subway & B&M Bargain.
- Excellent car parking provision and set within a landscaped site

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak.co.uk](http://www.hdak.co.uk)**

**01772 652652**

### **Location**

Pittman Court forms part of the North Preston employment area, a sought after office and commercial location adjacent to junctions 31A and 32 of the M6 and junction 1 of the M55.

### **Description**

A two-storey detached office property with extensive frontage to Pittman Way.

### **Accommodation**

A first floor office suite fitted to a good standard incorporating suspended ceilings with inset Cat II lighting, double glazing, perimeter trunking, electric heating, carpeting, window blinds throughout, entry phone system etc.

The suite provides a good mix of open plan and cellular offices together with brew up facilities and male and female toilets.

### **Floor Area**

The suite extends to approximately 1,800 ft<sup>2</sup>/167 m<sup>2</sup> with 8 car parking spaces.

### **Assessment**

The unit is entered on the Rating List at a Rateable Value of £16,250.

Rates Payable 2024/25: 49.9p in the £

### **EPC**

The Energy Performance Asset rating is Band C34. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

### **Lease**

The offices are available on a 5-year lease, or multiples thereof, upon effective full repairing and insuring terms by way of service charge.

### **Rental**

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

### **Service Charge**

A service charge is payable in respect of external maintenance of the building and common areas, including car parking etc., together with insurance. Current service charge is £4,000 per annum.

### **VAT**

Rental and service charge payments are subject to VAT at the prevailing rate.

### **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](mailto:reception@hdak.co.uk)

NB: Directors of this firm declare an interest in this property.