



**TO LET UNIT 8 BARTLE COURT BUSINESS VILLAGE ROSEMARY LANE  
BARTLE PR4 0HF**

1,285 ft<sup>2</sup> / 119 m<sup>2</sup> modern, high quality office suite with allocated on-site car parking

- Stunning rural location with excellent access to M55 & M6
- Open plan accommodation with single glazed private office
- High speed broadband connections

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

**01772 652652**

## **Location**

Bartle Court is prominently situated adjacent to the M55 motorway within 1 mile of the Preston Western Distributor Road and 2 miles from Junction 2 of the M55.

Set within an attractive rural setting with local amenities within easy reach.

## **Description**

A ground floor self-contained office suite providing an open plan facility, together with a glazed partitioned meeting room. Male and female WCs together with a kitchenette.

Fitted to a good standard with comfort cooling, quality suspended ceiling with movement operated lighting, carpeting, double-glazed windows etc.

There are three car parking spaces, nos. 32, 32 and 34, included in the letting. Additional visitors car parking spaces available.

## **Accommodation**

Ground floor office suite extending to approximately 1,285 ft<sup>2</sup>.

## **Assessment**

We understand that the suite has a rateable value of £11,000. Prospective occupiers may well be eligible for 100% small business rate relief.

Rates Payable 2026/2027: 43.2 p in the £

Small business rate relief may be available.

## **Lease**

The premises are offered on a 3 year lease, or multiples thereof, subject to 3 yearly rent reviews. Effective full repairing and insuring terms by way of service charge.

## **Service Charge**

The tenants shall be responsible for payment of a service charge to cover the cost of maintenance, management, upkeep and insurance of the business village.

Full details upon application.

## **Rental**

£11,000 per annum, exclusive of rates, payable quarterly in advance.

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

## **EPC**

The Energy Performance Asset rating is Band C62. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Legal Costs**

Each party are 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)