



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

1,285 ft² / 119 m² modern, high quality office suite with allocated on-site car parking

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

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
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 high 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 ft².

Assessment

We understand that the suite has a rateable value of £8,200. 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

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.

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