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**TO
LET**



SUPERB OFFICE ACCOMMODATION

480.2 m² (5,169 ft²)

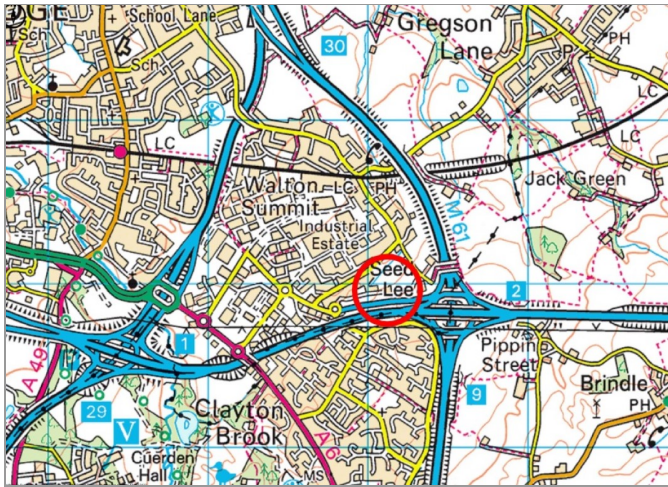
**12 Sceptre Court
Bamber Bridge
Preston
PR5 6AW**

- Excellent motorway access
- High specification accommodation
- Attractive landscaped environment
- Up to 21 allocated car parking spaces

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Location

The property is situated within Sceptre Court Business Park, a sought after and strategic commercial location at Bamber Bridge offering excellent links to the motorway network being positioned at the intersection of the M6, M61 and M65 motorways.

Sceptre Court is located approximately 5 miles to the south of Preston City Centre and offers ready access to Blackburn, Chorley and Leyland further afield. It is adjacent to the Walton Summit Business Park with local retail amenities also close by.

Description

The premises comprise a two-storey office property situated within an attractive and well maintained landscaped site.

Internally, the property benefits from a spacious entrance atrium with the office accommodation being finished to a high standard including the following:

- full double glazing
- raised floors
- suspended ceilings
- LED lighting
- air conditioning
- electronic access
- Up to 21 allocated car parking spaces
- ladies, gents and disabled WC facilities together with shower room
- excellent working environment

Accommodation

We have estimated that the net internal floor areas are as follows:

	m ²	ft ²
Ground floor	239.1	2,574
First floor	241.1	2,595
Total	480.2	5,169

Services

Mains electricity, water, gas and drainage are available to the premises.

Rating Assessment

The property has a Rateable Value of £59,000.

Interested parties should make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E(g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

Tenure

We understand that the premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

£65,000 per annum exclusive.

Service Charge

There is an estate service charge payable to the freeholder for the upkeep and maintenance of the common areas of the development.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation

Energy Performance Certificate

12 Sceptre Way BAMBER BRIDGE PR5 6AW	Energy rating C	Valid until 12 August 2034
		Certificate number: 9628-5963-9661-9296-2958

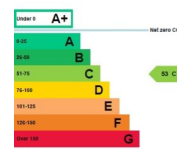
Property type	Offices and Workshop Businesses
Total floor area	493 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All rentals quoted will be subject to VAT at the standard rate.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk