

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**TO  
LET**



## MODERN OFFICE AND WORKSHOP/STORAGE PREMISES

266.8 m<sup>2</sup> ( 2,869 ft<sup>2</sup> )

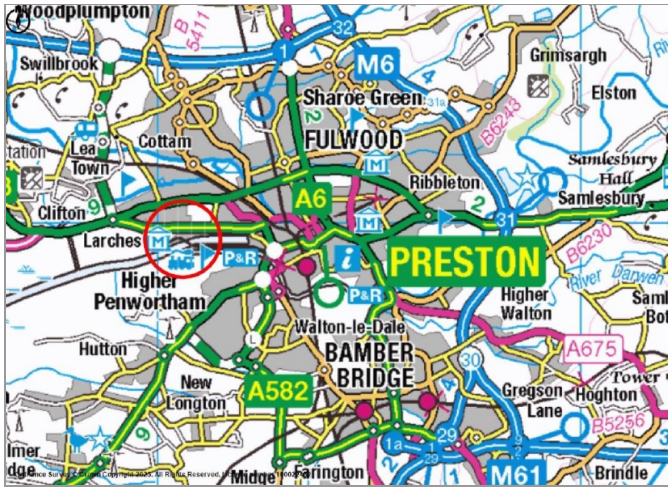
**2 Hardy Close  
Nelson Court Business  
Centre  
Ashton on Ribble  
Preston  
PR2 2XP**

- Rare hybrid business unit
- Secure electric gate access
- Good quality office accommodation
- Commercial roller shutter
- Well located close to amenities

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

Preston office T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JJ

Lancaster office T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

Nelson Court is a development of high specification business units accessed from Chain Caul Way. The development is located within a popular and well established commercial area in the docklands and provides easy access to Preston City Centre, the Fylde Coast and the motorway network.

Neighbouring occupiers include Makro, Karl Vella and Preston Motor Park. Morrisons Supermarket and the main Preston Marina Basin are all also located in close proximity

## Description

A modern hybrid unit, of steel portal frame construction with brick and block walls surmounted by profile insulated cladding, beneath a pitched profiled clad roof with translucent roof panels. Access is provided via a personnel door and commercial roller shutter door. There are uPVC glazed windows at first floor level.

Internally, the property has a large office provision, providing a mix of open plan and cellular space over 2 floors, with kitchenette and WC facilities on each floor. The premises benefit from LED lighting throughout, suspended ceilings, perimeter trunking and CCTV. There is also a storage space accessed via the commercial roller shutter, with concrete floor.

Externally, there are 5 parking spaces available plus visitor parking around the site. The unit also benefit from an electric vehicle charging point.

## Accommodation

The property extends to the following approximate Gross Internal Areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	137.26	1,475
First Floor	129.51	1,394
<b>Total</b>	<b>266.77</b>	<b>2,869</b>

## Services

It is understood that mains connections to electricity, gas, water and drainage are available to the premises.

## Rating Assessment

The premises have individual rating assessments:-

Suites 1-4: £10,000  
 Suite 5: £2,750  
 Suite 7: £1,100  
 Suite 8: £770  
 Suite 9: £1,225

Interested parties are recommended to make their own enquiries with Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

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

Interested parties should make their own enquiries of Preston City Council planning department.

## Tenure

The premises are available to let by way of a new FRI lease on terms to be agreed.

## Service Charge

There is an estate service charge levied for the upkeep and maintenance of the sites external areas and security arrangements.

## Asking Rental

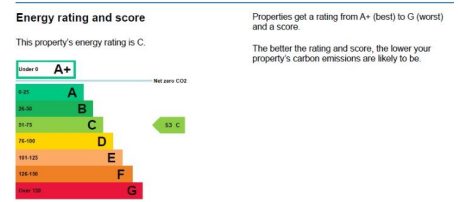
£27,500 per annum, exclusive.

## Energy Performance Certificate

2 Harty Close Nelson Court Business Centre Nelson on the Border PRESTON PR2 2JF	Energy rating <b>C</b>	Valid until 4 June 2023 Certificate number 1995-9921-8872-7481-8811
---	---------------------------	--

Property type	Offices and Workshop Businesses
Total floor area	249 square metres

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A+ to E.



## Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

## VAT

All figures are quoted exclusive of, but may be liable to, VAT at the standard rate,

## Legal Costs

Each party to be responsible for their own professional costs incurred in the transaction.

## Enquiries

Via the sole agents:

**Eckersley**

Telephone: 01772 883388  
 Contact: Harry Holden  
 Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)





