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**FOR
SALE**



ATTRACTIVE OFFICE PREMISES

192.5 m² (2,072 ft²)

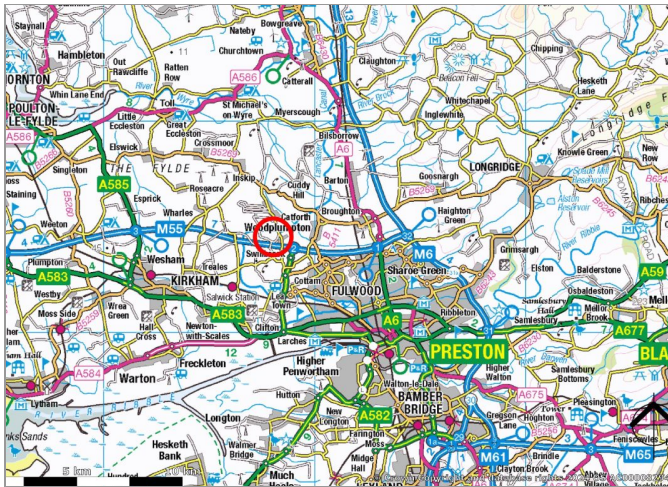
**Unit 10
Bartle Court Business
Village
Rosemary Lane
Bartle
Preston
PR4 0HB**

- Appealing Semi-Rural Location
- Excellent Access to M55 Motorway
- On-site Car Parking

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Location

Bartle Court Business Village is situated to the North of Preston in an attractive semi-rural location adjacent to the M55 motorway within 1 mile of the Preston Western Distributor Road and 2 miles from Junction 2 of the M55 thus offering good access further afield. Local amenities are available within easy reach.

Description

The premises comprise self contained offices forming part of a larger building of attractive brickwork construction beneath a pitched slate roof covering.

Open plan accommodation is provided over ground and first floors accessed from an attractive entrance atrium shared with the adjacent property. The offices are self-contained having male/female WC and kitchenette facilities on each floor and benefit from comfort cooling, skirting trunking.

Externally the building benefits from 8 designated car parking spaces.

Accommodation

The unit extends to an approximate Net Internal Area (NIA) of 192.5 m² (2,072 ft²).

Services

We understand connections to electricity, water and drainage are available to the premises.

Service Charge

A service charge is payable to cover the cost of the maintenance, management, upkeep and insurance of communal areas.

Rating Assessment

The premises currently have the following Rateable Values:

Ground Floor	£7,600
First Floor	£7,600

Interested parties should, however, make their own enquiries of the local rating authority, Preston City Council (www.preston.gov.uk).

Planning

It is understood that the premises have an established use within Class E of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority at Preston City Council (www.preston.gov.uk).

Tenure

Long leasehold by way of a 999 year lease with effect from 3rd August 2009 at a peppercorn rental.

Asking Price

Offers in the region of £275,000.

VAT

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

Legal Costs

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

Photographs and Plans

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

Energy Performance Certificate

10 Barbs Court Business Centre Rosemary Lane Preston PR4 0HF	Energy rating B	Valid until 31 March 2025
Property type Offices and Workshop Businesses		Certificate number 1643-3225-0246-0833-9807
Total floor area 246 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		Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is B.		The better the rating and score, the lower your property's carbon emissions are likely to be.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk