

FOR LEASE

CAPITAL HOUSE
GROUND FLOOR OFFICES
8 PITTMAN COURT
PITTMAN WAY
FULWOOD, PRESTON
PR2 9ZG

- GROUND FLOOR OFFICES
- HIGHLY VISIBLE DETACHED OFFICE BUILDING
- TOTAL AREA GROUND FLOOR NIA: 2,600 SQ FT
- INCLUDES A STAFF BREAK OUT / KITCHEN AREA
- FIRST FLOOR IS ALREADY LEASED OUT
- 11 NO. CAR PARKING SPACES TO THE FRONT
- EXCELLENT SIGNAGE AND BRANDING POSSIBILITY

RENTAL: £33,500 PA EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

BROUGHTON BUSINESS PARK, PRESTON

LOCATION

Located within the Fulwood area of Preston, within the north Preston business park and employment area. The location is easily accessed off the B6241, which is directly accessed off the A6 (just off Junction 1 of the M55 Motorway). The location can also be accessed via Junction 31a or 32 off the M6. It is a well-established business park area.

Pittman Way provides access into Pittman Court where the building can be found on the right hand side on entry. The building also fronts onto Pittman Way.

DESCRIPTION

Ground Floor Office space comprising:

- Open plan office working environment
- Plus, Director / Manager offices
- Training office, staff Break-Out room with Kitchen
- All offer an abundance of natural light
- WC's, including a Disabled access WC at the main front entrance
- Easily accessible location
- Detached building
- 11 no. car parking spaces to the front car park area
- A/C system
- CCTV (optional)
- Highly visible building for signage/branding

Agents Notes:

The first-floor offices are already leased out to a separate tenant. The main front entrance and Disabled access WC are shared. All located at the front initial entrance area.

All interest and enquiries are invited in the office space.

Internal viewings are available by appointment only.

LAYOUT PLAN

The layout plan is for guidance only and the accommodation can be changed to meet differing needs. The space used differently at present also. See back page of the brochure.

LEASE / LEGAL COSTS

A new effective FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

RATEABLE VALUE

2023 RV: To be confirmed.

EPC RATING

EPC Rating: C

Expiry: 20th December 2030

Cert no: 0166-9070-9445-3603-7288

VAT

Disclaimer: We are informed by our client that prices quoted are not subject to VAT.

ADDITIONAL PHOTOS

Can be seen on the back page of the brochure.

VIEWING ARRANGEMENTS

Via Duxburys Commercial on 01772 280 500 Option 1 – or email adam@duxburyscommercial.co.uk

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

Disclaimer/ Planning Disclaimer

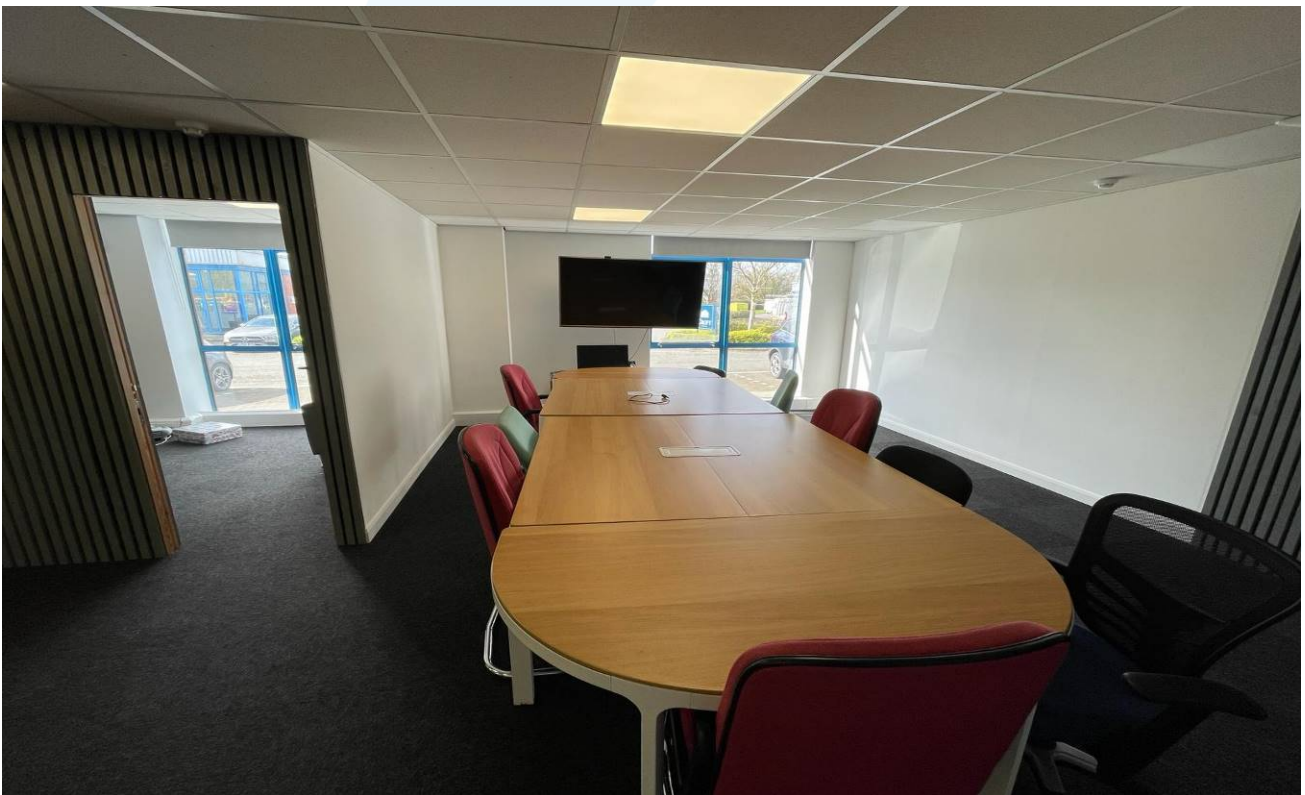
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
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- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



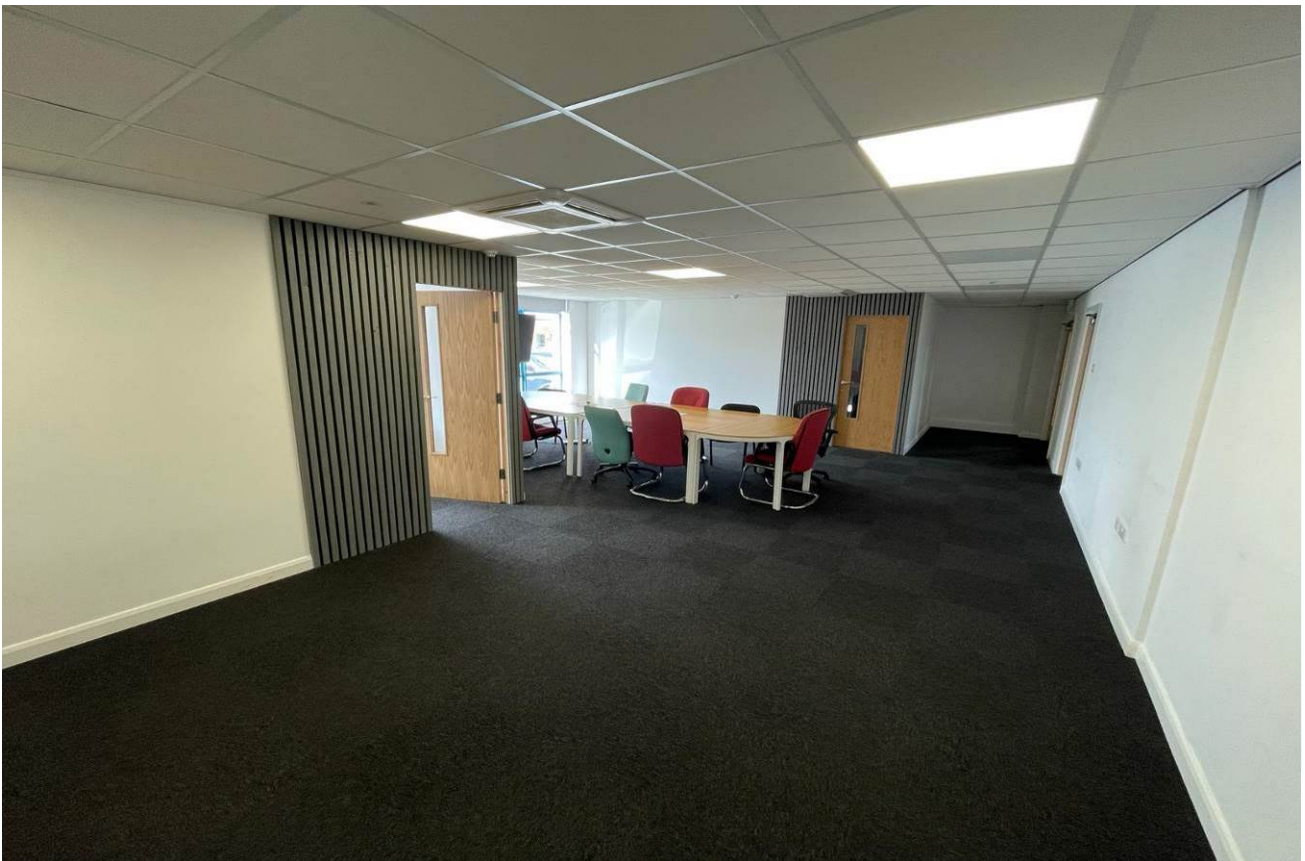


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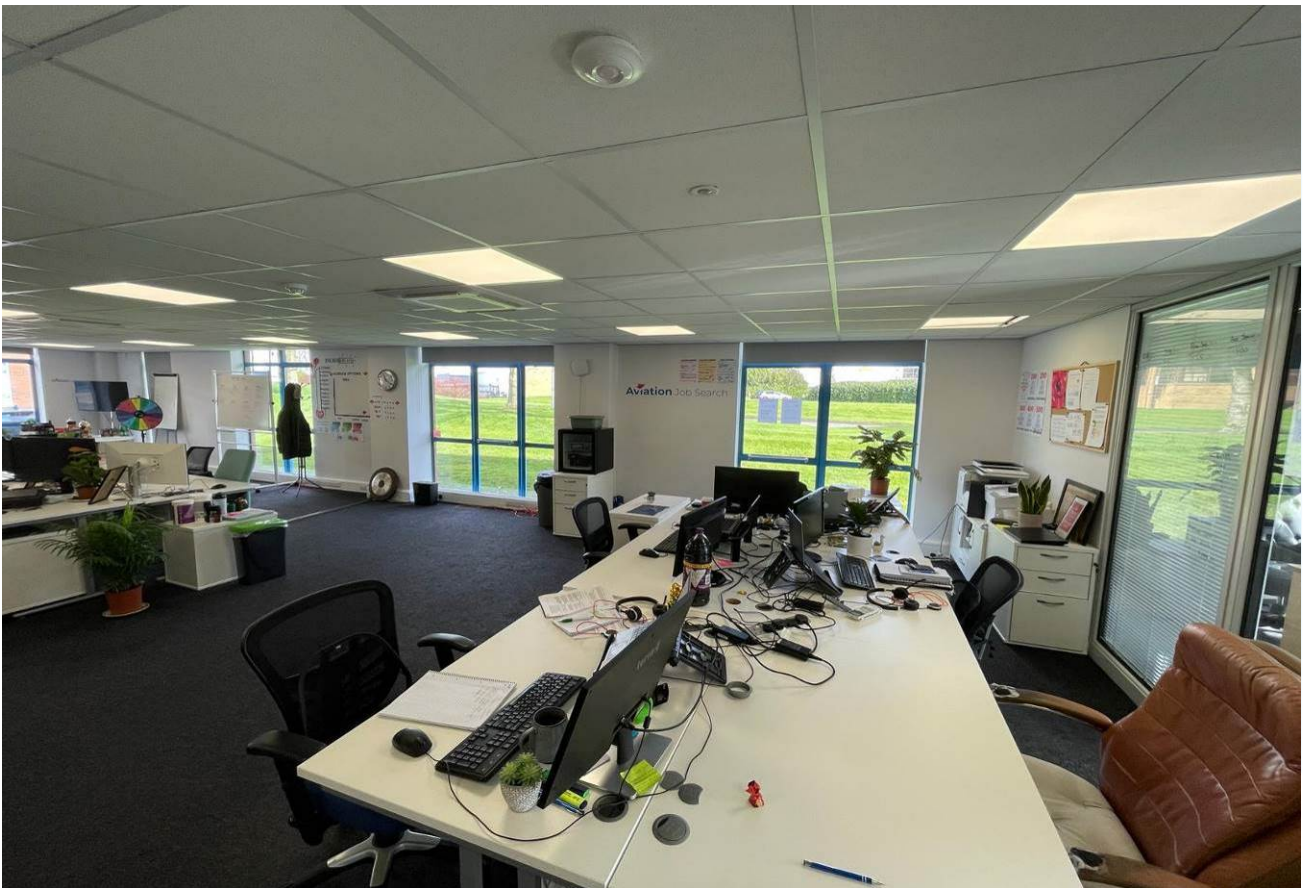


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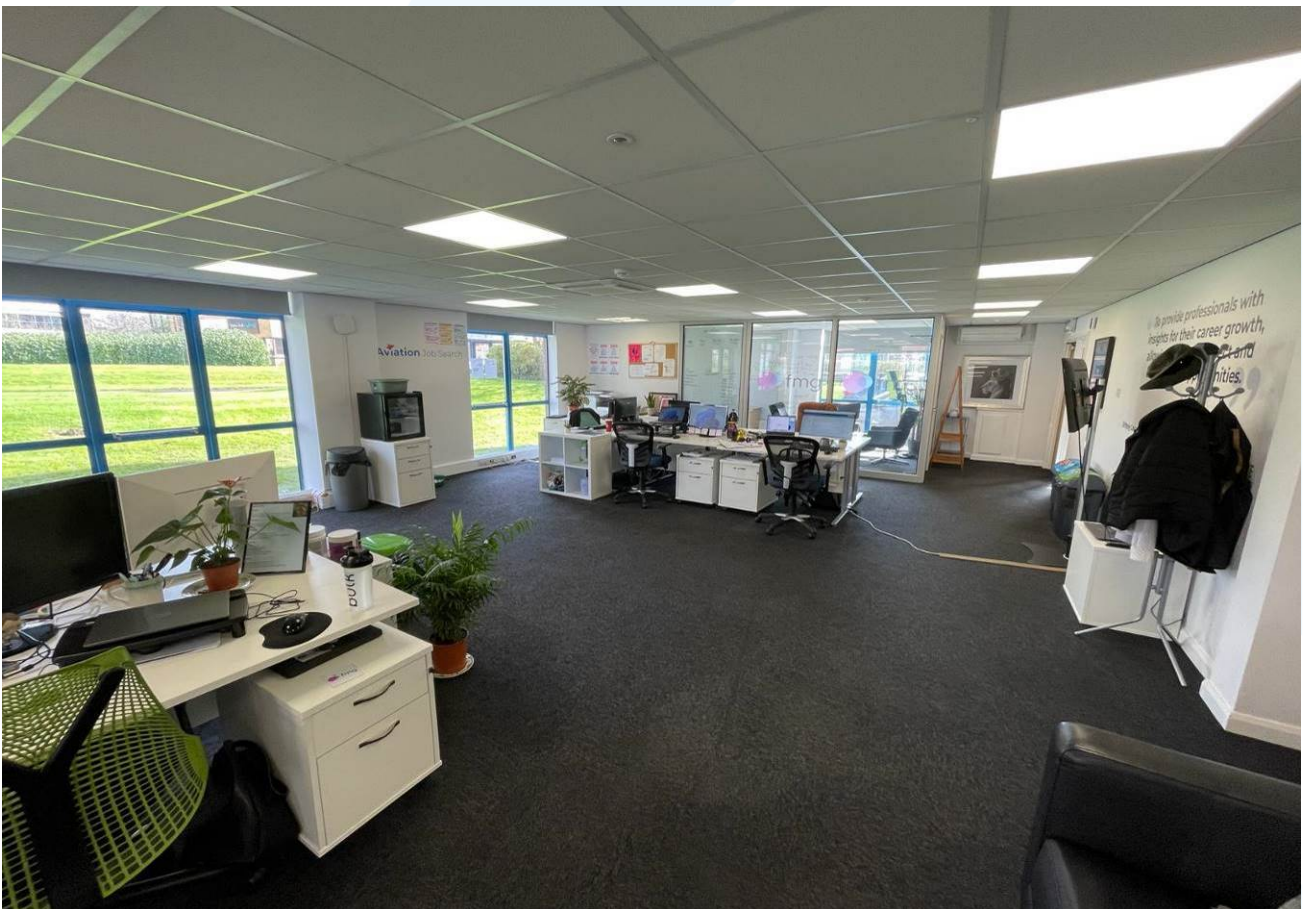
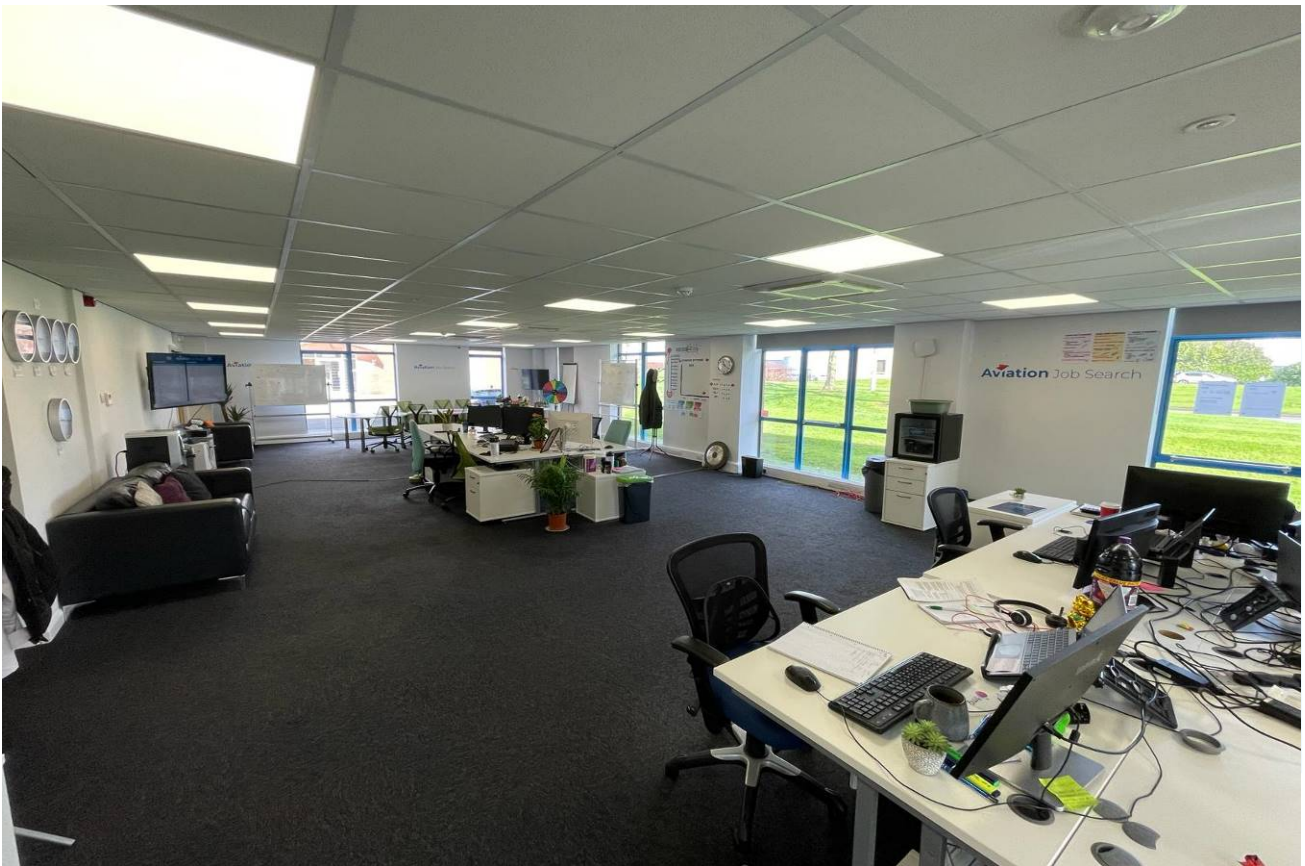


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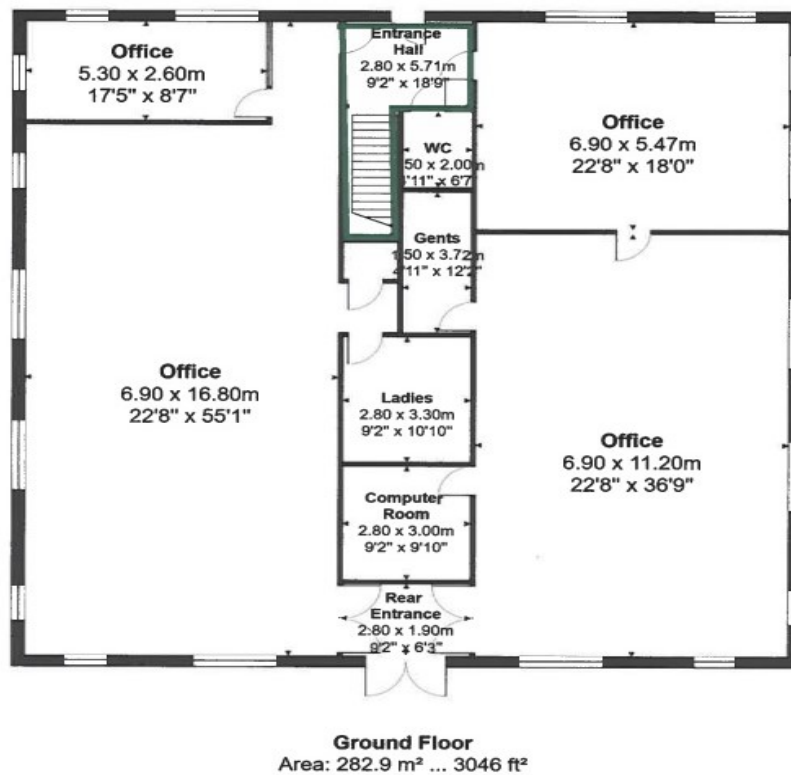
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