

FOR SALE

RARE OPPORTUNITY

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

- HIGHLY VISIBLE DETACHED OFFICE BUILDING
- TOTAL AREA NET OFFICES SPACE: 5,280 SQ FT
- FIRST FLOOR RENTED OUT AT £33,500 PA EXC
- GROUND FLOOR IS SOON TO BE VACANT
- THEREFORE MAY SUIT AN OWNER OCCUPIER
- WOULD ALSO SUIT AN INVESTOR AS THE GROUND FLOOR CAN ALSO BE LEASED OUT
- 25 NO. CAR PARKING SPACES IN TOTAL
- EXCELLENT SIGNAGE AND BRANDING POSSIBILITY
- VIEWINGS HIGHLY RECOMMENDED

ASKING PRICE: OFFERS OVER £710,000 EXC.



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
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

An impressive detached office building comprising:

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

The first floor is currently rented out on the remainder of a 5-year lease which expires in April 2026. The rent currently being achieved is £33,500pa. Full copy of the lease is available on request.

Internal viewings are available by appointment only.

ACCOMODATION

Ground floor:

Open plan office working environment, plus cellular offices and excellent staff break out area and Kitchen.

Net offices space approx: 2,600 sq ft (Gross area is larger and the space can be reconfigured to meet differing requirements).

First floor:

Open plan office working environment, plus cellular offices and staff area.

Net offices space approx: 2,680 sq ft (Gross area is larger and the space can be reconfigured to meet differing requirements).

TOTAL NET OFFICE SPACE: 5,280 sq ft (the gross area is larger)

All measurements are approximate.

RATEABLE VALUE

RV: £49,750 pa (April 2023)

This is not the amount payable but the amount used to calculate rates payable. Please contact Preston City Council for full details.

We are informed by the seller that current rates payable for each floor is £24,825.25 per annum.

(from 1/4/24 – 1/4/25)

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.

EPC RATING

Rating: C

Expiry: 20th December 2030

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

VIEWING ARRANGEMENTS

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

VAT

Disclaimer: We are informed by our client that this property is not subject to VAT.

ADDITIONAL PHOTOS

Can be seen on the latter pages of the brochure.

Disclaimer/ Planning Disclaimer

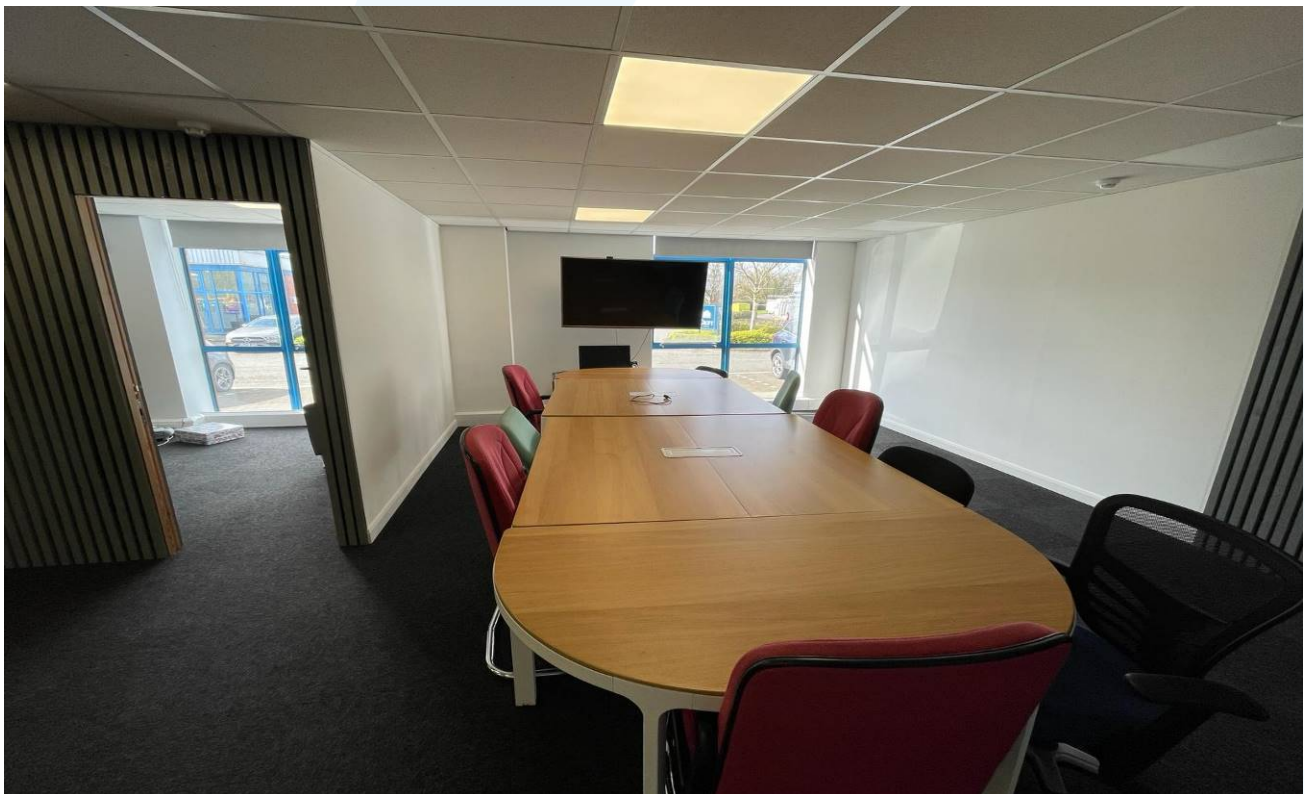
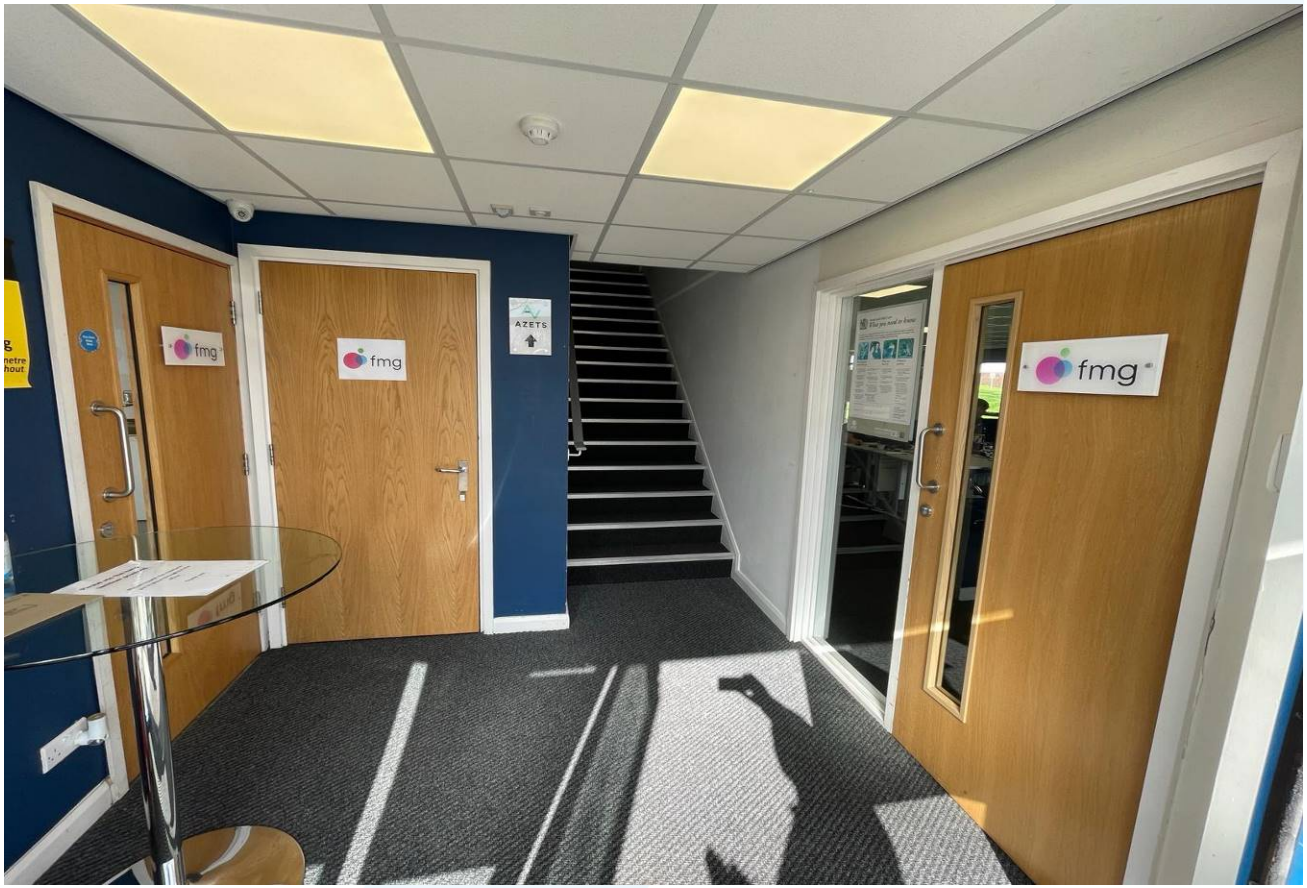
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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.

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- (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.



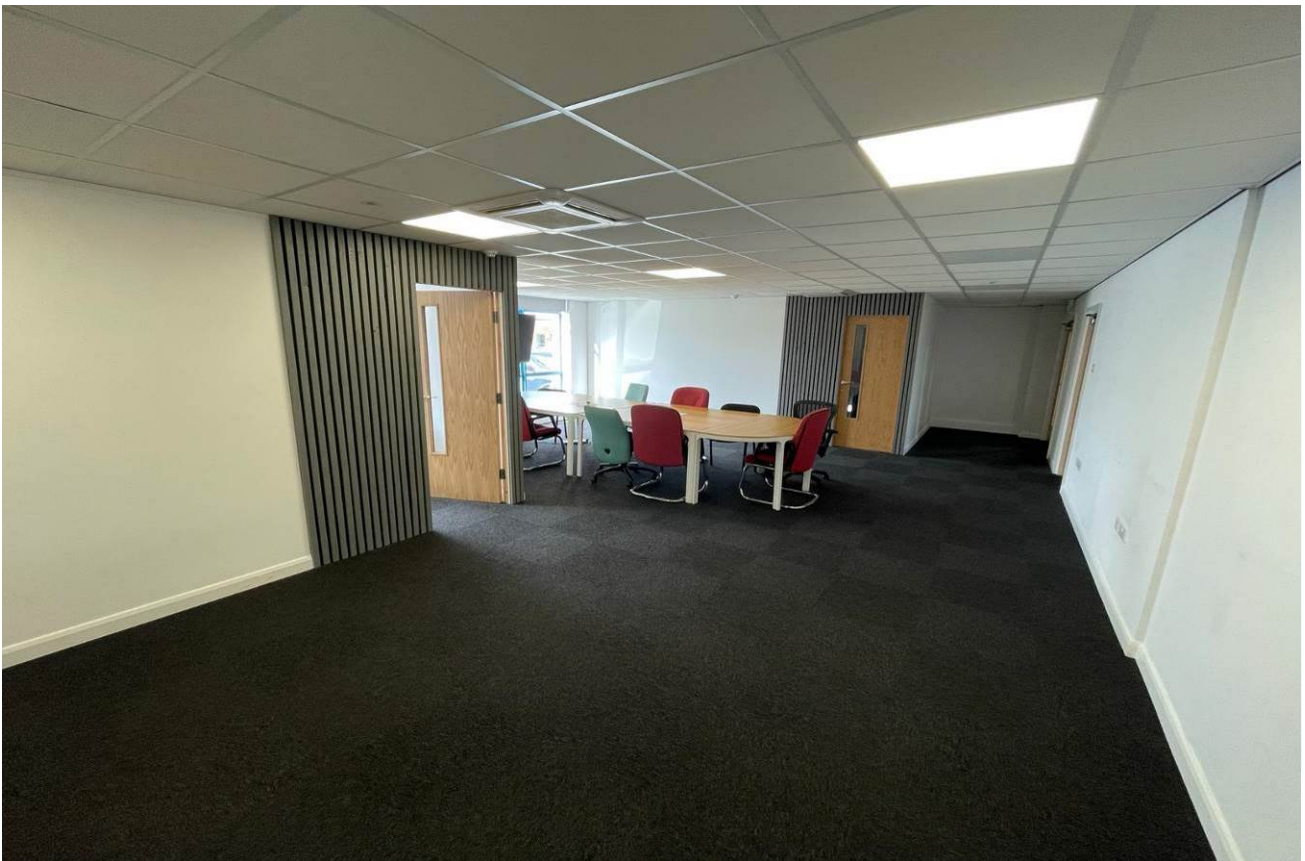


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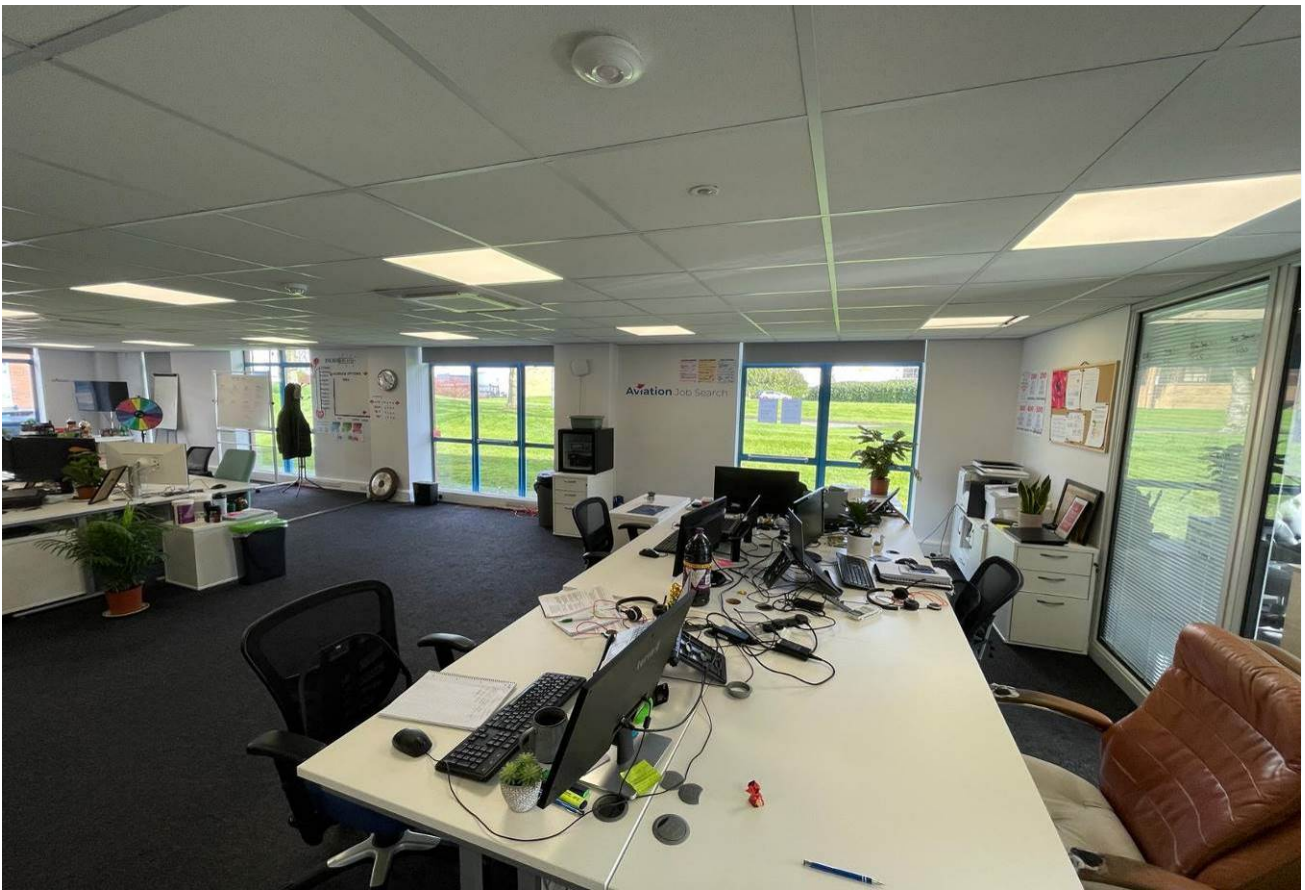


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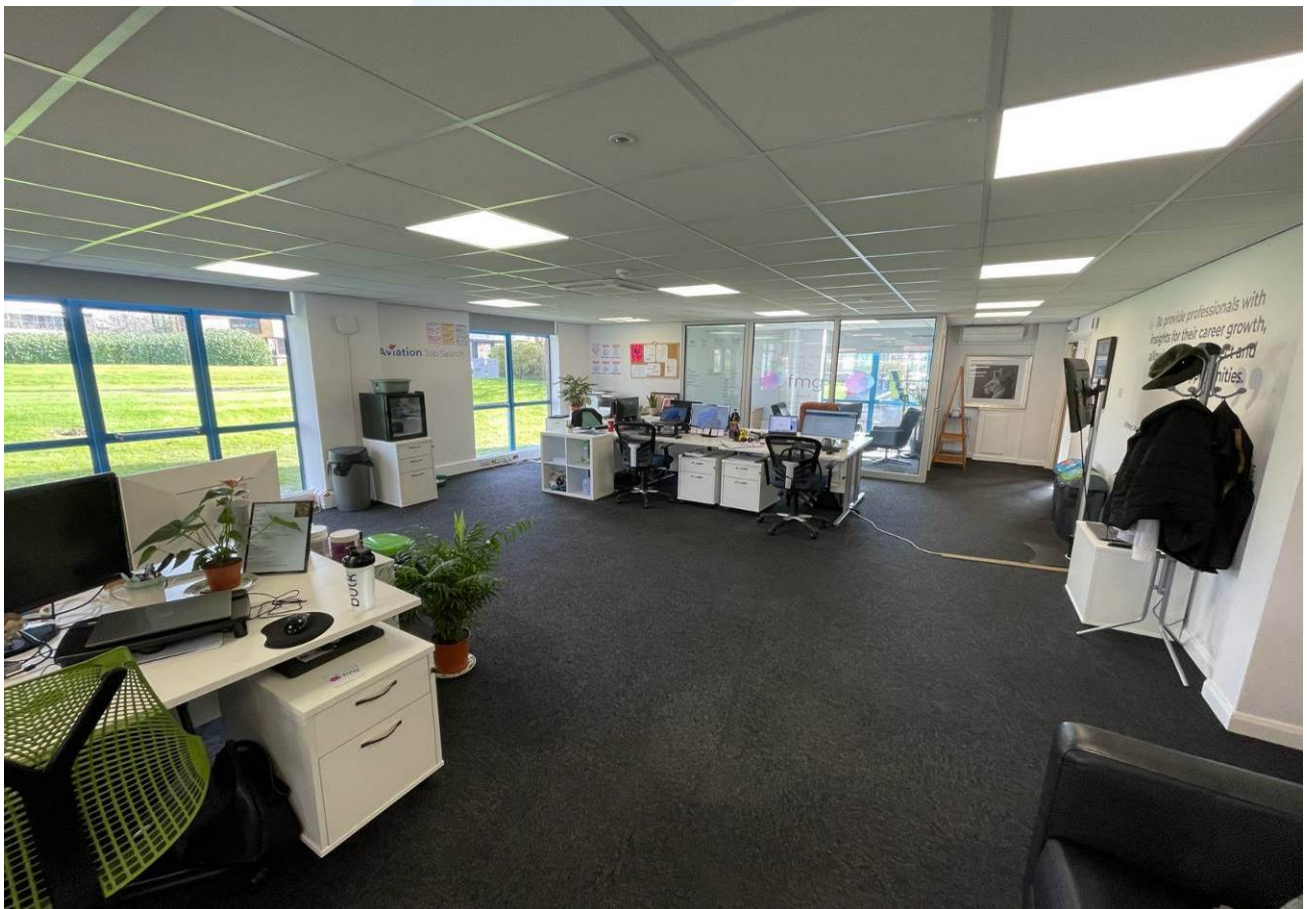
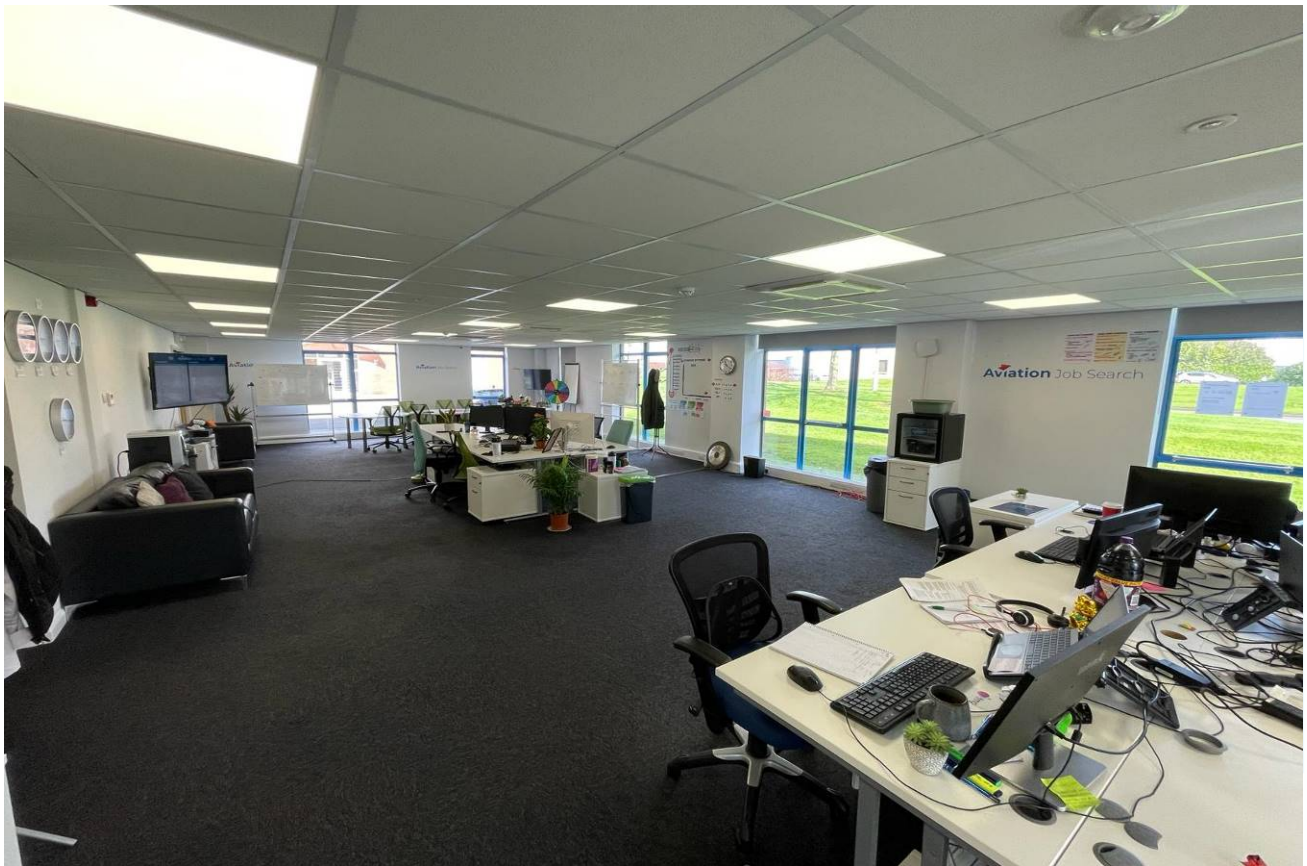


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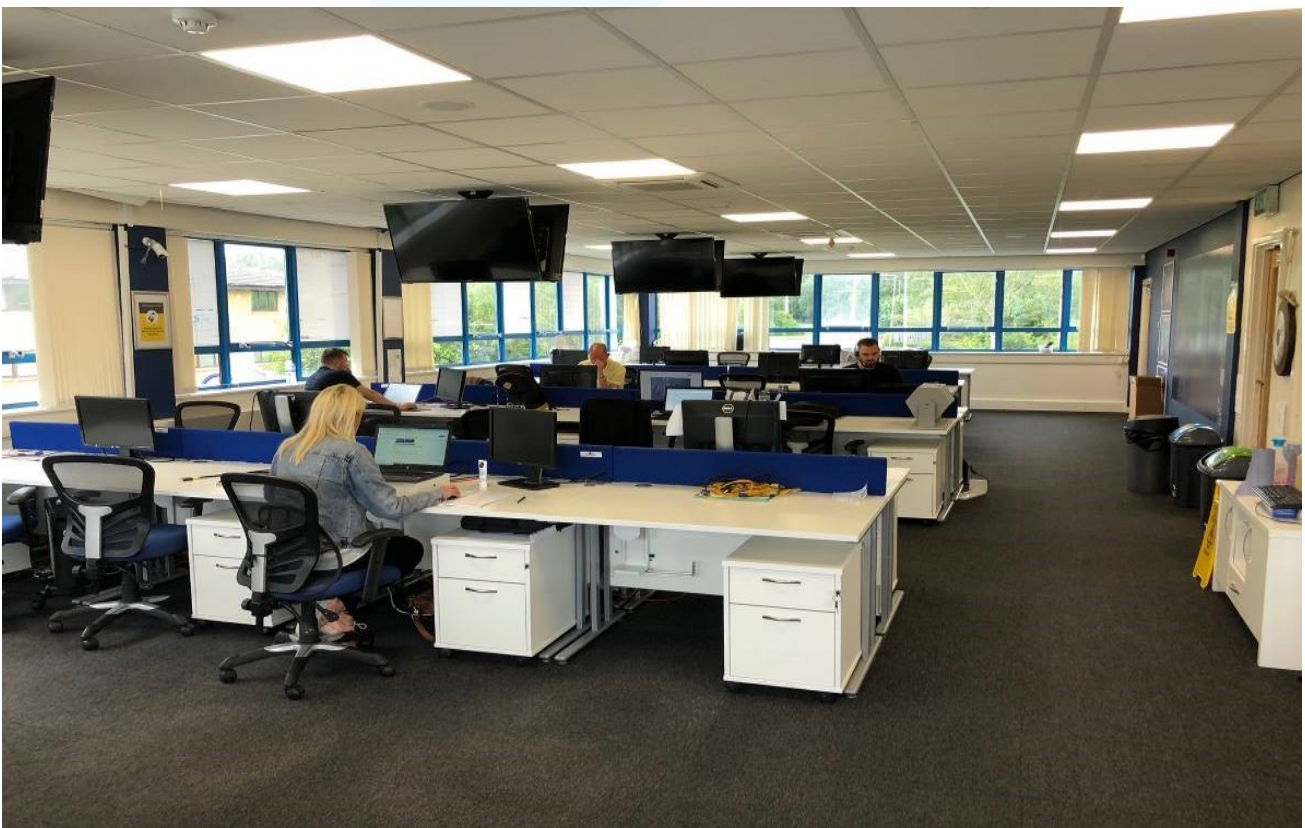
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Please note that the below photographs of the first floor are historic and to be used for guidance purposes only.



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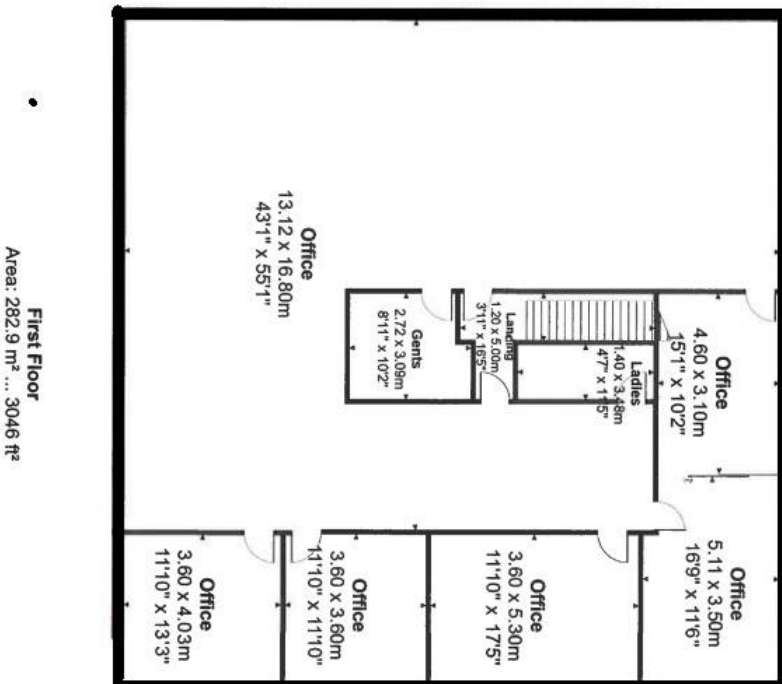
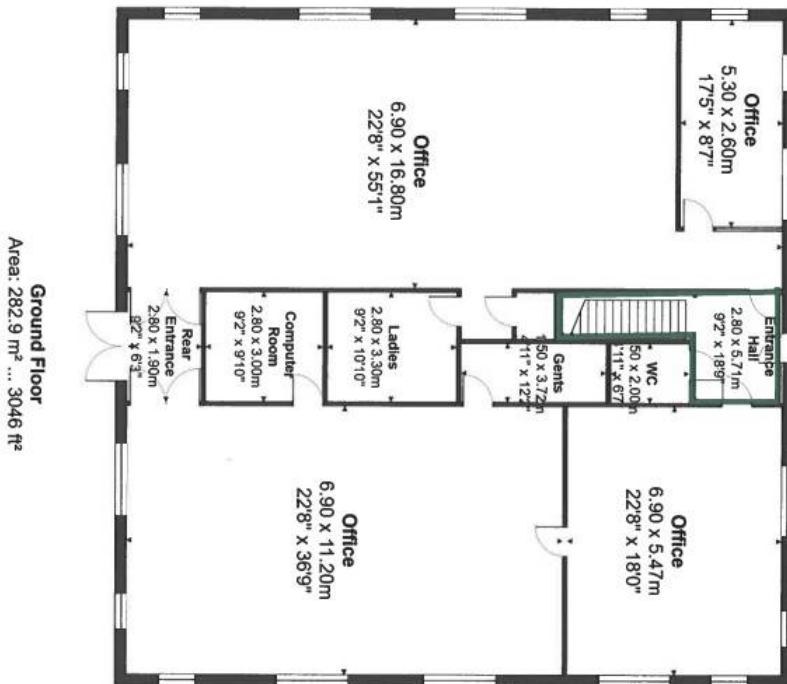
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ABOVE PLANS: are for guidance purposes only and not to be relied upon solely. The accommodation can be reconfigured also to suit differing requirements.

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