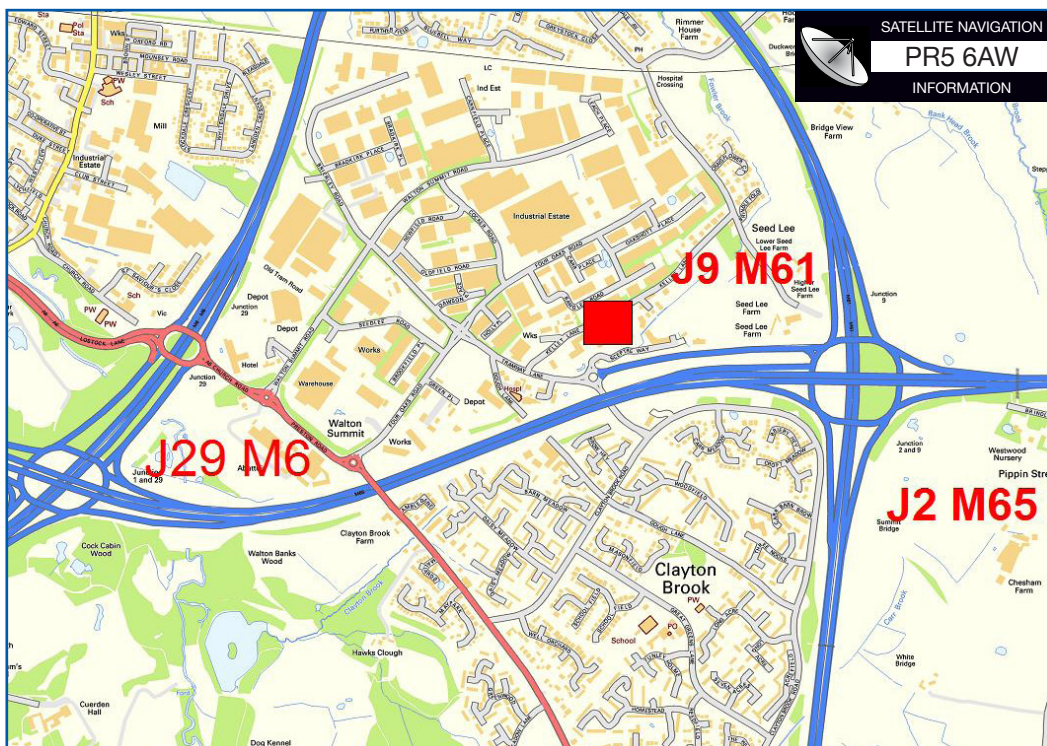


LOCATION



The Sceptre Court Business Park benefits from being one of the most strategic and sought after locations within the north-west, situated on a main transport node at the inter-section of the M6, M61 and M65 motorways, which in turn provide access to the M6. 12 Sceptre Court is one of the headquarter office buildings within the Park, which is approximately 7 miles to the south of Preston and within 5 miles of Blackburn, Chorley and Leyland. It is adjacent to the Walton Summit Business Park and local retail amenities, a major Sainsbury's foodstore at South Rings.

VIEWING

By appointment with the Sole Agents,
NOLAN REDSHAW.

Contact: Neil Higson
Tel No: 0161 763 0820
Email: neil@nolanredshaw.co.uk
Property Ref: C730

1. These details do not form part of an offer or contract.
2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain.
3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises.
4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property.
5. Prices/Rents are exclusive of VAT.
6. Subject to contract 18/06/2014

TO LET

- Excellent Modern Office Building



2,428 – 4,862 sq ft (226 – 452 sq m)

12 Sceptre Court, Sceptre Way,
Bamber Bridge, Preston PR5 6AW



■ DESCRIPTION

Sceptre Court is an established and prestigious business park and accommodates corporate headquarters such as the Eric Wright Group, LancashireCare NHS Trust and Enterprise Plc. Sceptre Day Nursery is also located on the business park.

The property comprises a modern, two-storey, high specification office premises extending to 4,862 sq ft, arranged over 2 floors and is carpeted throughout. There are male and female WC facilities to each floor.

Internally, the property benefits from an impressive glazed atrium reception area with a mix of open plan and private office accommodation, therefore giving maximum flexibility together with full double glazing, electronic secure access, raised floors, suspended ceilings, air conditioning and all other facilities.

Externally, the site is well landscaped and provides 17 dedicated car parking spaces for the building. There is 24 hour security on site, with manned evening patrols.

■ ACCOMMODATION

Ground Floor	2,428 Sq ft	226Sq M
First Floor	2,439 Sq ft	227Sq M
Total	4,867 Sq ft	452.2 Sq M

■ PLANNING

The premises benefits from the usual B1 Business and A2 Financial & Professional Services use classes.

■ TENURE

The premises are available on a leasehold basis, for a term of years to be negotiated.

The property can be taken as a whole, or on a floor-by-floor basis.



■ RENTAL

We are quoting a rental figure of £10 per square foot.

■ BUSINESS RATES

The current rates payable for 2014/2015 are approximately £33,000 pa.

This will need to be re-assessed however, if the property is to be taken on a floor-by-floor basis, which is likely to lead to a reduction.

■ SERVICE CHARGE

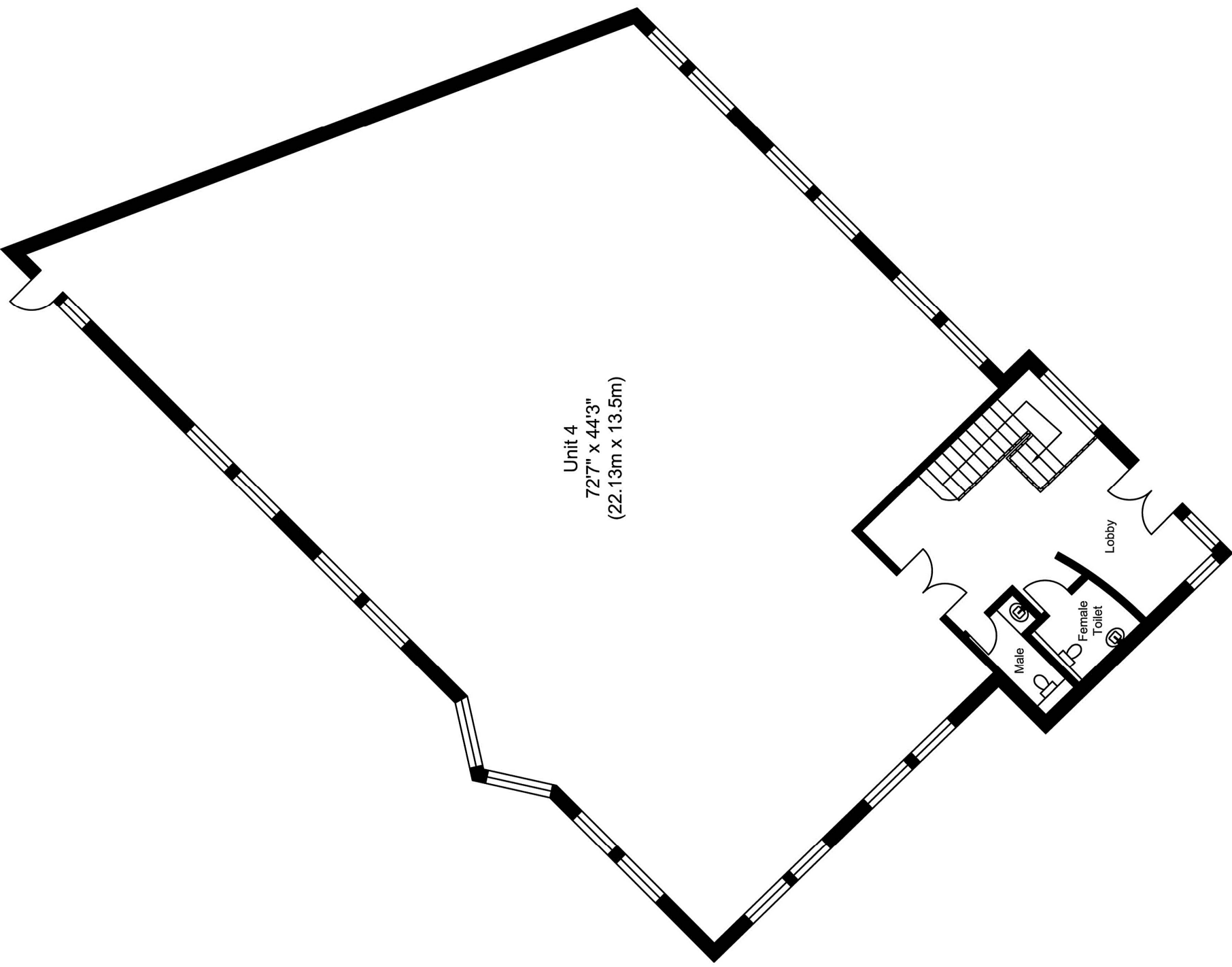
There is a service charge levied to cover the maintenance of the estate, including landscaping, security patrols etc. The cost is currently approximately £0.80 per sq ft, per annum.

■ EPC

The property has an Energy Performance Rating of C-51. The certificate can be made available on request.

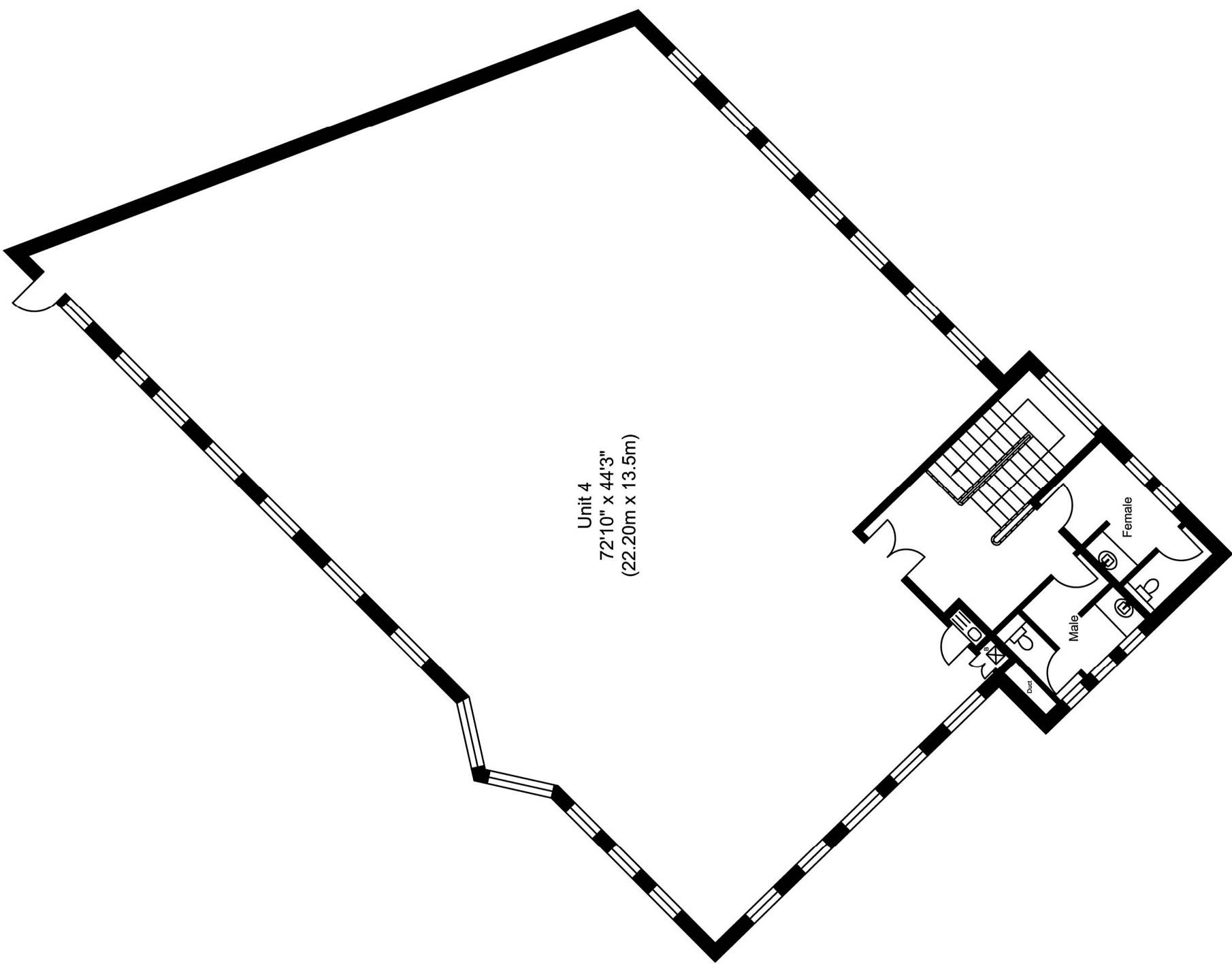
■ VAT

Rents where quoted are liable to VAT at the prevailing rate.



Unit 4
72'7" x 44'3"
(22.13m x 13.5m)

Ground Floor
Approximate Floor Area
2583.0 sq. ft.
(240.0 sq. m)



Unit 4
72'10" x 44'3"
(22.20m x 13.5m)

First Floor
Approximate Floor Area
2583.0 sq. ft.
(240.0 sq. m)