

TO LET

High Quality Office Suite
3,768 Sq Ft



GROUND FLOOR SUITE GORDON HOUSE, SCEPTRE WAY, BAMBER BRIDGE, PRESTON, LANCASHIRE, PR5 6AW

- Easy access to the national motorway network.
- Competitive rental.
- Ample on site parking.
- Located in a landmark building



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Location

The property is situated on the Walton Summit Business Park in a prominent position with easy access to junction 9 of the M61 motorway which connects directly to junction 2 of the M65 and within a short drive of junction 29 of the M6 motorway.

This is an established office area with other occupiers in the vicinity including the NHS and Eric Wright Group.

Description

The property comprises a ground floor office suite extending to 3,768 sq. ft within the landmark Gordon House premises, situated on Walton Summit.

The space provides high quality office accommodation with floor to ceiling windows, raised floors, air conditioning, break out area, open plan and private offices.

In addition, there is LED lighting throughout and the suite is accessed off the communal area at the entrance to the property.

Externally, there is parking for 15 vehicles within an attractive landscaped environment.

Accommodation

We have been advised that the floor area extends to 3,768 sq. ft.

Lease Terms

The building is available by way of a sub lease for a minimum period of 5 years, with the incoming tenant occupying the property on an internal repairing basis.

The tenant will also be required to pay a service charge and building insurance premium equating to approximately £4.50 per sq. ft, reviewed annually.

Electricity is charged back on a pro rata basis.

Rating

The suite is currently assessed as part of the larger Gordon House Rateable Value. It is anticipated that the apportioned Rateable Value will be in the region of £43,500

Legal Costs

The incoming tenant to be responsible for the landlords reasonable legal costs.

VAT

VAT is applicable to the figures quoted in these particulars.

Services

With the exception of gas all mains services are connected to the property.

EPC

The property has an EPC rating of B, expiring 8th February 2034.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£47,100 Per Annum

Viewing

Strictly through agents
Taylor Weaver
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