

Unit 5 Pittman Court, Pittman Way, Fulwood, Preston, PR2 9ZG

**TO LET**



## TO LET

Use - Industrial

Size - 5,984 Sq ft

Rent - £37,500 per annum plus VAT.

- Easy access to Junction 31 and Junction 32 of the M6
- TO LET - 5,984 sq.ft, Modern Warehouse Accommodation
- Established business park setting



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Unit 5 Pittman Court, Pittman Way, Fulwood, Preston, PR2 9ZG

### Location

Pittman Court is prominently situated directly off Pittman Way located on a modern courtyard of detached industrial units. Pittman Way leads onto Olivers Place which is home to various occupiers such as Aldi, Costa Coffee and B & M amongst a large number of office and industrial premises.

Preston City centre is approximately 3.5 miles away and the business park has excellent public transport links.

### Description

The property is a semi detached industrial unit built on a steel portal frame with brick clad elevations, supporting a double skin insulated steel profile clad roof. Access into the unit is via a electrically operated roller shutter door extending to a height of 3.4 metres and also there is a pedestrian entrance through a small glazed reception area.

Internally the property benefits from an internal eaves height of 4.5 metres and is primarily open plan with a mezzanine facility that has been constructed using steel columns and boarded floors. Access to the mezzanine is via a staircase towards the rear of the unit.

Externally there is parking for upto 8 vehicles on a shared car park leading directly from the yard area to the front of the property.

### Accommodation

We have measured the property on a gross internal area basis with the areas arranged as follows:

Warehouse Space	4,391 sq.ft
Mezzanine	1,593 sq.ft
Total Size	5,984 sq.ft

### Rental

£37,500 per annum plus VAT.

### Lease Terms

The property is available by way of a new lease on full repairing terms for a minimum period of 5 years.

### Service Charge

A service charge is levied on the occupiers of Pittman Court. The annual service charge for 22/23 is £1,050 + VAT. Full details are available on request.

### Deposit

A deposit equating to 3 months rent will be required.

### Rating

As published on the VOA website the rateable value of the property from 1st April 2023 is £22,000. We estimate that the rates payable for 2023/2024 will be £10,978.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are available to the premises.

### Insurance

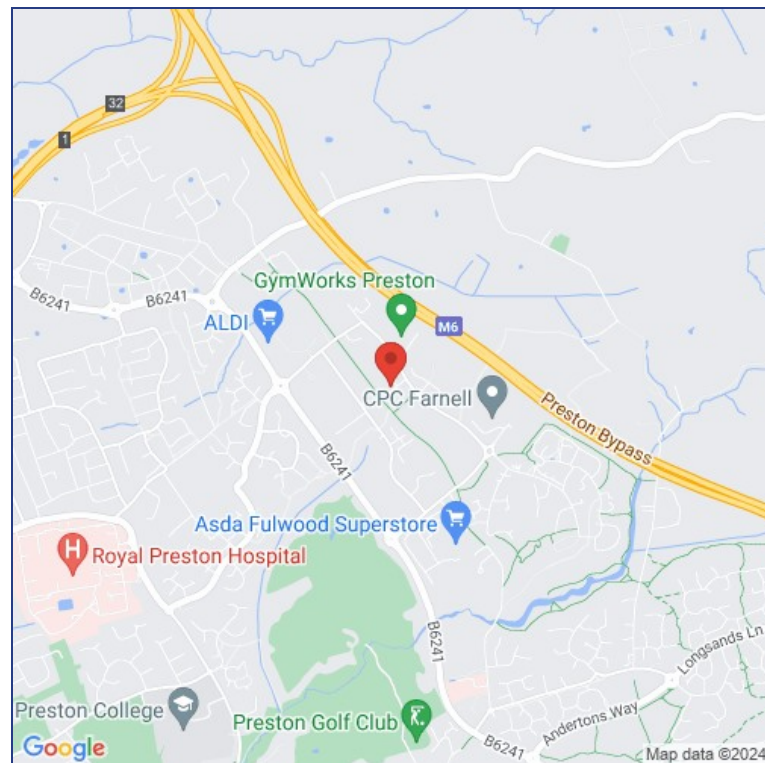
Landlord to insure the building and charge the premium back to the tenant. The insurance premium for 22/23 is £905 per annum.

### Viewing

Strictly via agent Taylor Weaver

James Taylor

01254 699 030



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