



**MODERN  
GROUND  
FLOOR  
OFFICES**

**TO LET**  
**22 Sceptre Court,**  
**Bamber Bridge**  
**Preston**  
**PR5 6AW**

### LOCATION

The property is situated within Sceptre Court Business Park, a sought after commercial location at Bamber Bridge offering excellent links to the motorway network being positioned within metres of the M6, M61 and M65 motorways.

Sceptre Court is located approximately 5 miles to the south of Preston City Centre and also offers ready access to Blackburn, Chorley and Leyland further afield.

### DESCRIPTION

The available accommodation comprises the ground floor of Unit 22 Sceptre Court which is a modern Grade A two-storey office building set within landscaped grounds and benefits from an impressive glazed entrance atrium. The property has been recently refurbished to a very high specification to include:-

- Suspended ceilings with CAT II lighting
- Modern kitchen area
- DDA compliant with lift within the atrium
- Fully raised accessed floors
- Fully air-conditioned

### FLOOR AREA

1,612sq ft (149.8sq m)

### TENURE

The property is available by way of assignment of the existing 6 year lease effective from 16<sup>th</sup> April 2018. The lease incorporates a tenant's break option operable on 16<sup>th</sup> October 2021 (subject to break penalty) and a stepped rental agreement.

### RENTAL

£23,770 per annum exclusive.

The current passing annual rental is £23,770 rising to £25,382 per annum with effect from 16<sup>th</sup> April 2020 and £25,382 per annum with effect from 16<sup>th</sup> April 2022.

The rental includes the tenant's contributions to buildings insurance, maintenance and repair of internal and external common parts and the wider estate, as well as reasonable electricity and water consumption.

### RATES

R.V. £16,250 (2017 list) Estimated Rates Payable £7,979 (2018/2019).

Please contact Preston City Council Revenues Department on 01772 906972 with any enquiries relating to business rates.

**VIEWING**  
Strictly by appointment

**CONTACT**  
**DANNY PINKUS**  
01772 769000  
[danny@pinkus.co.uk](mailto:danny@pinkus.co.uk)

**01772 769000**  
[www.pinkus.co.uk](http://www.pinkus.co.uk)

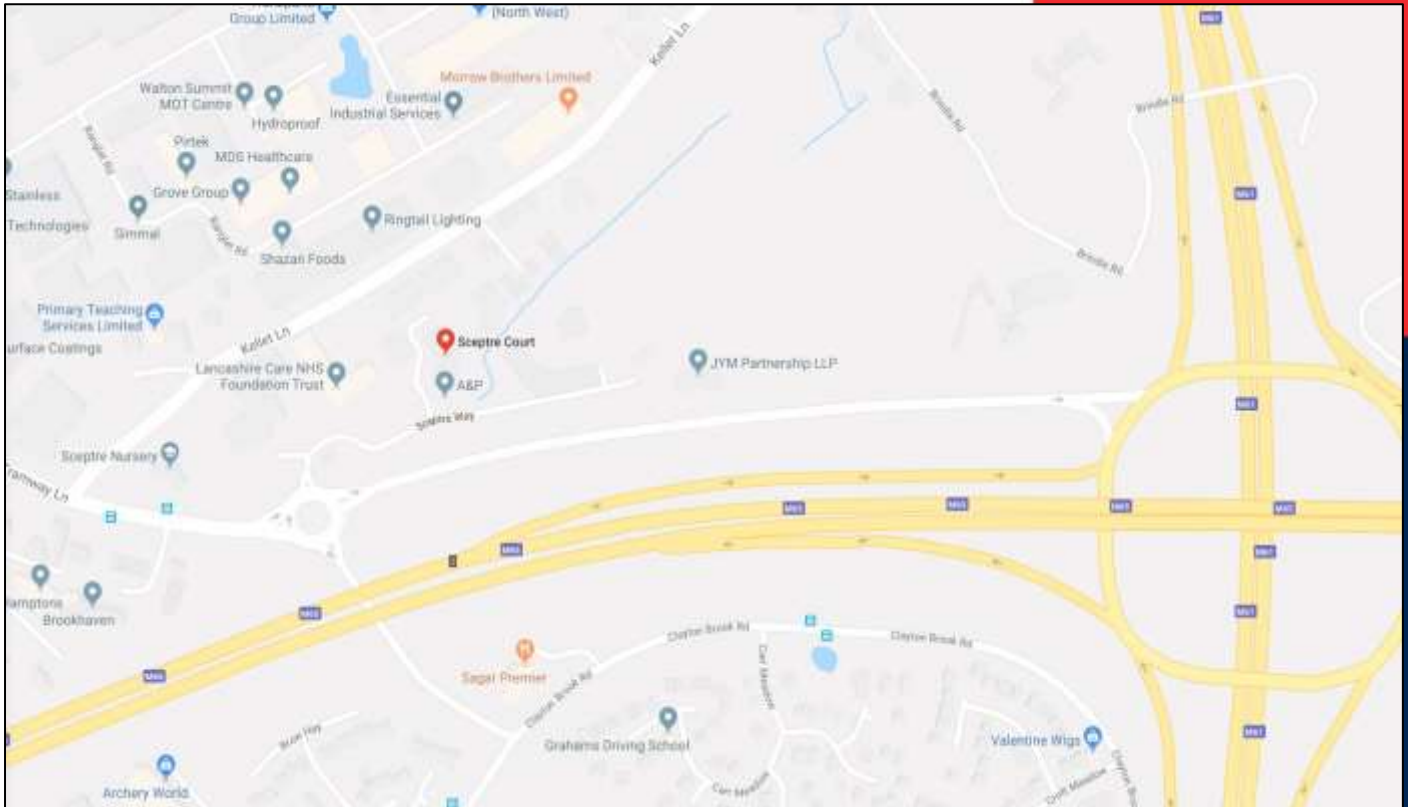
**ROBERT  
PINKUS**

**& CO**

**LEGAL FEES**

Each party to be responsible for its own legal costs in connection with the transaction.

**LOCATION PLAN**



**Energy Performance Certificate** HM Government  
Non-Domestic Building

**J J Cross Ltd**  
Unit 22 Sceptre Court, Sceptre Way  
Bamber Bridge  
PRESTON  
PR5 6AW

**Certificate Reference Number:**  
0980-8949-0360-7820-9020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+	0-25
A	26-50
B	51-75
C	76-100
D	101-125
E	126-150
F	Over 150
G	Over 150

**75** This is how energy efficient the building is.

Less energy efficient

Technical information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Air Conditioning	<b>61</b>	If newly built
Total useful floor area (m <sup>2</sup> ):	299	<b>141</b>	If typical of the existing stock
Building complexity (NDS level):	4		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	60.51		

For full details of available commercial premises throughout the North West, please visit:

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

1 Winckley Court,  
Chapel Street,  
Preston PR1 8BU



ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT

INTERNAL PHOTOGRAPHS



ROBERT  
PINKUS

& CO