



FOR SALE/

TO LET

**MODERN
OFFICE**

**SHIELD HOUSE
NATEBY
TECHNOLOGY PARK
CARTMELL LANE
NATEBY
PR3 0LU**

LOCATION

The property is located in Nateby fronting Cartmell Lane. Nateby is a town located approximately 1 ½ miles west of Garstang. Access to the A6 is approximately 5 minutes' drive from the Technology Park and provides the main link road with Preston to the south and Lancaster to the north, along with Junction 32 and 33 of the M6.

DESCRIPTION

The unique detached property is of brick construction contained beneath a pitched slated and is of a high specification and includes the following benefits:

- Integrated trunking for telephone and data cabling
- Demountable partitioning creating private offices
- Suspended ceilings incorporating CAT II grid lighting
- Gas central heating
- Fully glazed entrance atrium
- Air conditioning + Air conditioned server room
- Intruder and fire alarm systems and electric key card entry
- WC and kitchen facilities provided to both floors
- 10 car parking spaces

FLOOR AREAS

Approximate gross internal areas:

Ground floor	113.17 sq m	(1,218 sq ft)
First floor	104.40 sq m	(1,123 sq ft)
Total	217.57 sq m	(2,341 sq ft)

TERMS

The office is available for sale on a freehold basis. Title number LAN118563. Alternatively the property is available by way of a new full repairing and insuring lease with terms to be agreed. Alternatively the property is available to rent.

SALE PRICE

£195,000 exclusive of VAT, if applicable

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

RENT

£18,000 per annum exclusive.

VIEWING
Strictly by appointment

CONTACT
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RATES

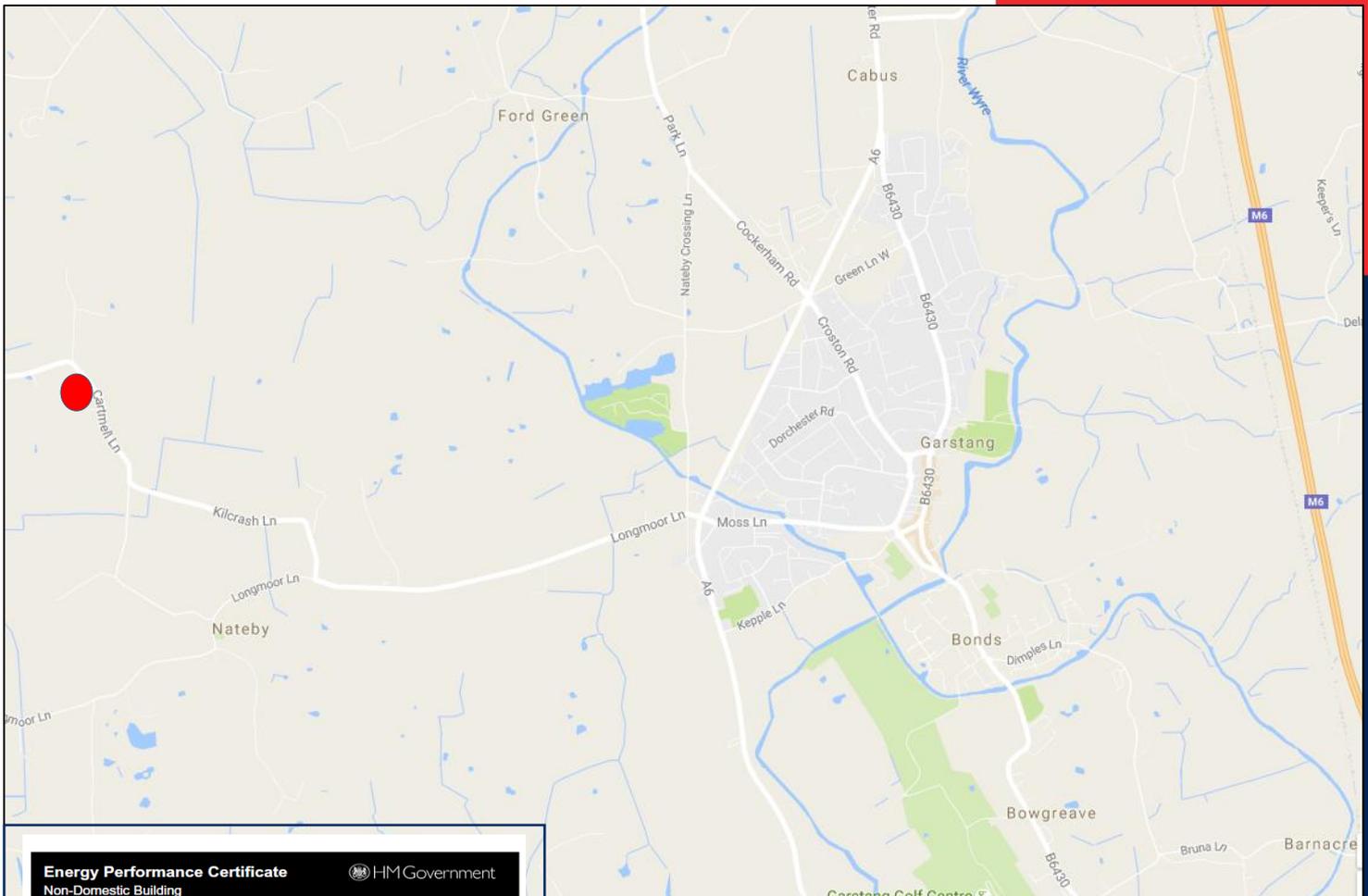
£21,750 (2017 List)

Estimated Rates Payable £10,679 (2018/2019)

LEGAL COSTS

Each party to be responsible for its own legal costs.

LOCATION PLAN



Energy Performance Certificate Non-Domestic Building



Jobson House, Nateby Technology Park
Cartmell Lane
Nateby
PRESTON
PR3 0LU

Certificate Reference Number:
0950-5962-0369-2700-9024

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.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

58

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 281
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 37.89

Benchmarks

Buildings similar to this one could have ratings as follows:
28 If newly built
76 If typical of the existing stock

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www.pinkus.co.uk

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Chapel Street
Preston PR1 8BU

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WINNER 2017

LANCASHIRE
& CUMBRIA

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