



## **TO LET**

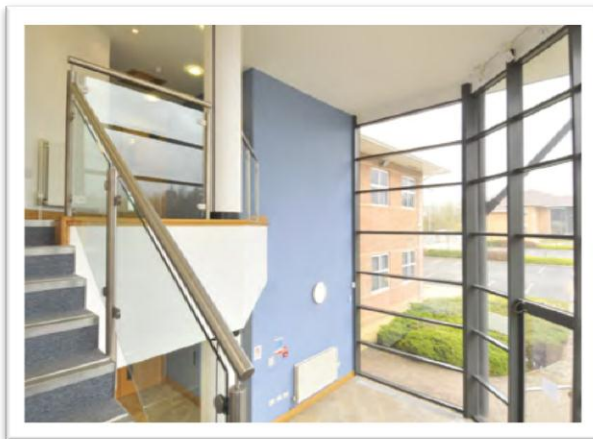
### **Turing House, Fulwood Court Fulwood Business Park PR2 9ZH**



**5,769 sq ft (535 sq m) - 11,538 sq ft (1,070 sq m)**

**49 car spaces  
Fully Fitted and DDA compliant  
Excellent Location**

**Passenger Lift  
Air cooling/heating  
Junction 31a M6 within 2 minutes**



## LOCATION

Fulwood Court is located off Pittman Way a short distance from the B6241 Eastway the main link road to Junctions 31a/32 M6 or Junction 1 M55 providing easy access to the national motorway network.

## DESCRIPTION

The building comprises an impressive double height glazed communal reception atrium. The office accommodation is majority open plan and offers fully fitted out office space including:-

- Carpeted Full Access Raised Floors
- Suspended Ceilings and LG7 lighting
- Air Cooling/Heating
- Kitchen/Breakout space
- Conference Rooms
- 184 desks
- DDA compliant
- Passenger Lift
- 49 dedicated car parking spaces
- Attractive Landscaped environment

An electric barrier system allows access to the estate car park for the occupier and visitors.

The furniture currently in situ, including 184 desks, chairs and storage cupboards may also be available to let.

## Floor Areas

1 <sup>st</sup> Floor	5,769 sq ft	(535 sq m)
2 <sup>nd</sup> Floor	5,769 sq ft	(535 sq m)
	11,538 sq ft	(1,070 sq m)

## LEASE

The space is available by way of a sub-lease until 31 July 2021 which incorporates an option to break the lease in July 2018. The lease is subject to an open market rent review on 7 October 2016.

## RENT

For details of the passing rent, please contact the agent.

## ESTATE AND SERVICE CHARGE

An Estate and Service Charge is payable towards the maintenance of the estate and management of the buildings common parts.

## RATING ASSESSMENT

The Rates Payable for the building are approximately £73,264 per annum for the 2014/2015 year, prospective tenants should make their own enquiries with the Valuation Office for confirmation.

## VAT

The rental is subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any transaction.

## EPC

The property has an EPC rating of C (51).

## VIEWINGS

Strictly by appointment with the sole agents – Sarah Ritchie, BNP Paribas Real Estate, Capitol House, Russell Street, Leeds LS1 5SP.

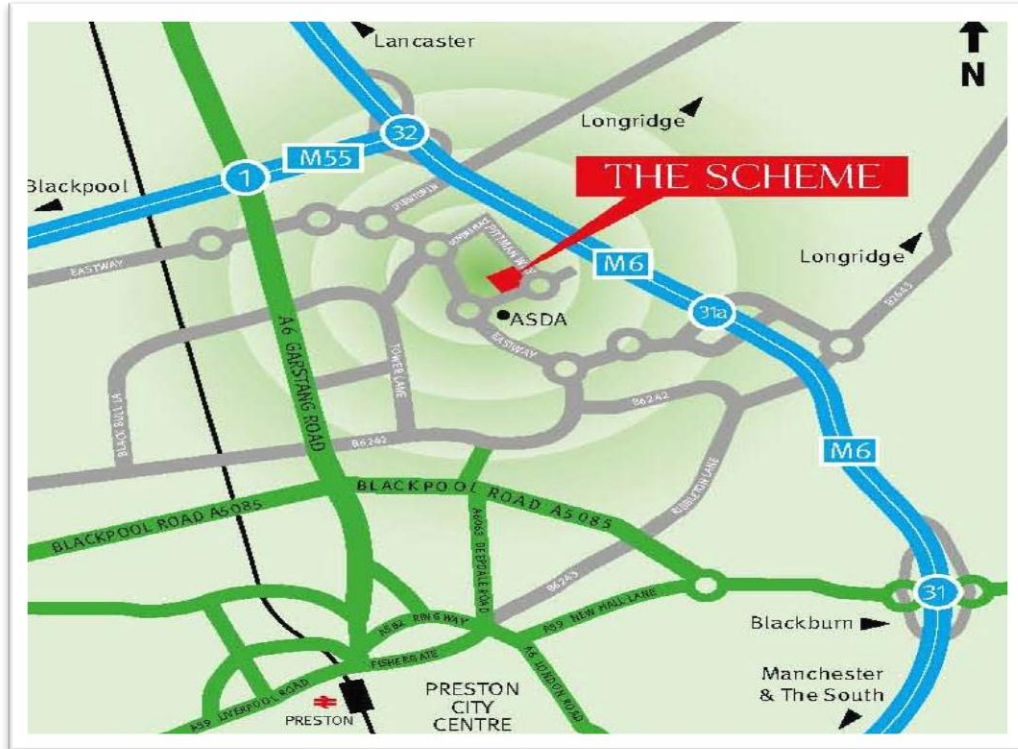
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