



First Floor Office Suite, Shield House, Cartmell Lane, Nateby PR3 0LU
TO LET – £13,900 per annum





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1,070 sq ft / 99.45 sqm



- Modern, air conditioned office suite.
- Attractive rural setting, close to Garstang and the A6.
- On-site parking available.
- Flexible, open plan accommodation.
- No VAT payable on the rent

Shield House is set in an attractive yet accessible location, a few minutes from Garstang and the A6 road, affording access to Lancaster, Preston and Blackpool.

The accommodation comprises a modern, open plan first floor suite extending to a Net Internal Area of 1,070 sq ft with air conditioning, a kitchenette and WCs. Externally, demised car parking is available.

The property is available to let immediately by way of a new lease.

General Remarks

Services: The property has mains electricity, water and drainage connections, along with air conditioning. The tenant will be responsible for the cost of services consumed. Electricity to be re-charged to the tenant via a sub-meter.

Business Rates: The tenant will be responsible for any business rates liability. The property will need to be re-assessed upon occupation. Eligible tenants may qualify for small business rates relief, subject to the new rateable value of the property upon re-assessment.

Service charge: The tenant will be responsible for paying 50% of the service charge for the building (split equally between the ground and first floor), which covers the costs of maintenance of the common parts and building fabric.

Lease Terms : Available by way of a new lease, for a term of years to be agreed. The lease to be on an effective full repairing and insuring basis (via the service charge).

VAT: The property is not elected for VAT, which will therefore not be payable on the rent.

Use: Office use (within planning use class E).

Parking: There are two car parking spaces demised with the suite, directly outside the building. Further car parking may be available by separate agreement within the adjacent car park..

EPC: Energy efficiency rating 'C'.

Viewings: Strictly via the sole agents, Armitstead Barnett. Please contact James Leech or Cathy Fish for enquiries - jleech@abarnett.co.uk / cathy@abarnett.co.uk Tel: 01995 603 180.

What3words Location : [///trinkets.living.vans](https://trinkets.living.vans)

References: Interested parties will be asked for references.



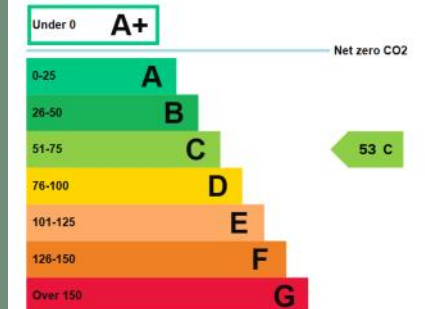
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Energy rating and score

This property's energy rating is C.





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