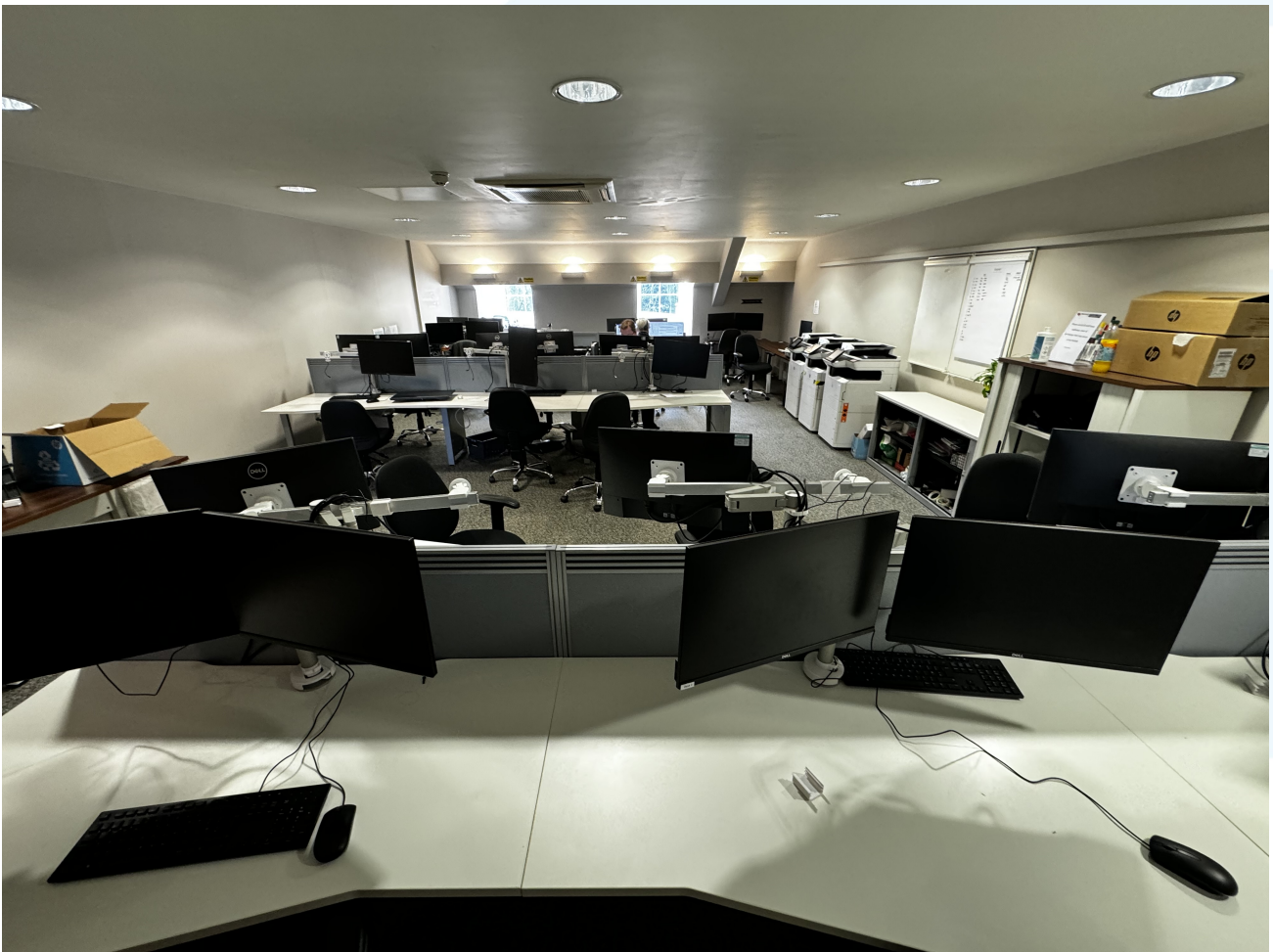


TO LET

SUITE 4A
RIBBY HALL VILLAGE ESTATE
RIBBY ROAD
WREA GREEN
LANCASHIRE
PR4 2PR

- FIRST FLOOR OFFICE ACCOMMODATION
- LOCATED WITHIN THE PRESTIGIOUS RIBBY HALL VILLAGE ESTATE
- VIEWING HIGHLY RECOMMENDED BUT STRICTLY BY APPOINTMENT
- A CONVENIENT AND SOUGHT-AFTER PLACE TO WORK
- RIBBY HALL IS LANCASHIRE'S PRIME LEISURE & BUSINESS VENUE, WITH SPA, GYM, HOTEL & AMENITIES ON SITE

UNIT 4A: £11,440 PER ANNUM EXCLUSIVE + SERVICE CHARGE AND INTERNET



Photographs used are for illustrative purposes only



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

RIBBY HALL VILLAGE, WREA GREEN

LOCATION

Ribby Hall Village Estate is located off Blackpool Road (A583) which links the Fylde coast and various areas of Preston. Ease of access onto the M55 motorway approximately 2 miles away. The market town of Kirkham is approx. 1 mile away providing an array of local shops and amenities. A petrol station, drive-thru restaurants and a supermarket is also nearby.

DESCRIPTION

Ribby Hall Village Estate is one of Lancashire's prime leisure and business venues. The 100 acre grounds are home to a hotel, spa, gym, holiday accommodation, restaurant, Spar Convenience shop and Blend coffee shop.

The First Floor Office Suite(s) are located above the Business and Banqueting Centre.

The accommodation benefits from:

- Data and power cabling
- Good lighting and natural light
- Central Heating (shared)
- UPVC double glazed windows
- Shared WC and kitchen facilities
- Lift access
- External garden space
- Ease of walking access to all the facilities and amenities on site (not included in the rent / SC)
- Dedicated parking (subject to LL consent)

Viewing is highly recommended to truly appreciate this unique opportunity and by appointment through our office.

ACCOMMODATION / RENTS

Office Suite 4A

Size: 895 sq ft

Rent: £220 per week / £11,440 PA

Service Charge: £115 per week / £5,980 PA

Internet £25 per month (25 mbps)

PHOTOGRAPHS

Photographs used are for illustrative purposes only

LEASE/LLEGAL FEES

Available by way of a new Internal Repairing and Insuring lease, with terms to be negotiated. The legal fees are £750 + VAT. A rental deposit will be requested and held for the duration of the tenancy.

EPC

We are informed EPC rating D.

SERVICE CHARGE

A service charge is payable. The service charge includes:

- Business rates
- Electricity
- Water
- Gas
- Cleaning of common areas
- Building insurance
- Refuse collection
- Site security

VAT

All prices quoted are plus VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01772 280 500 or 01253 316919 – Option 1 OR Email: adam@duxburyscommercial.co.uk

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

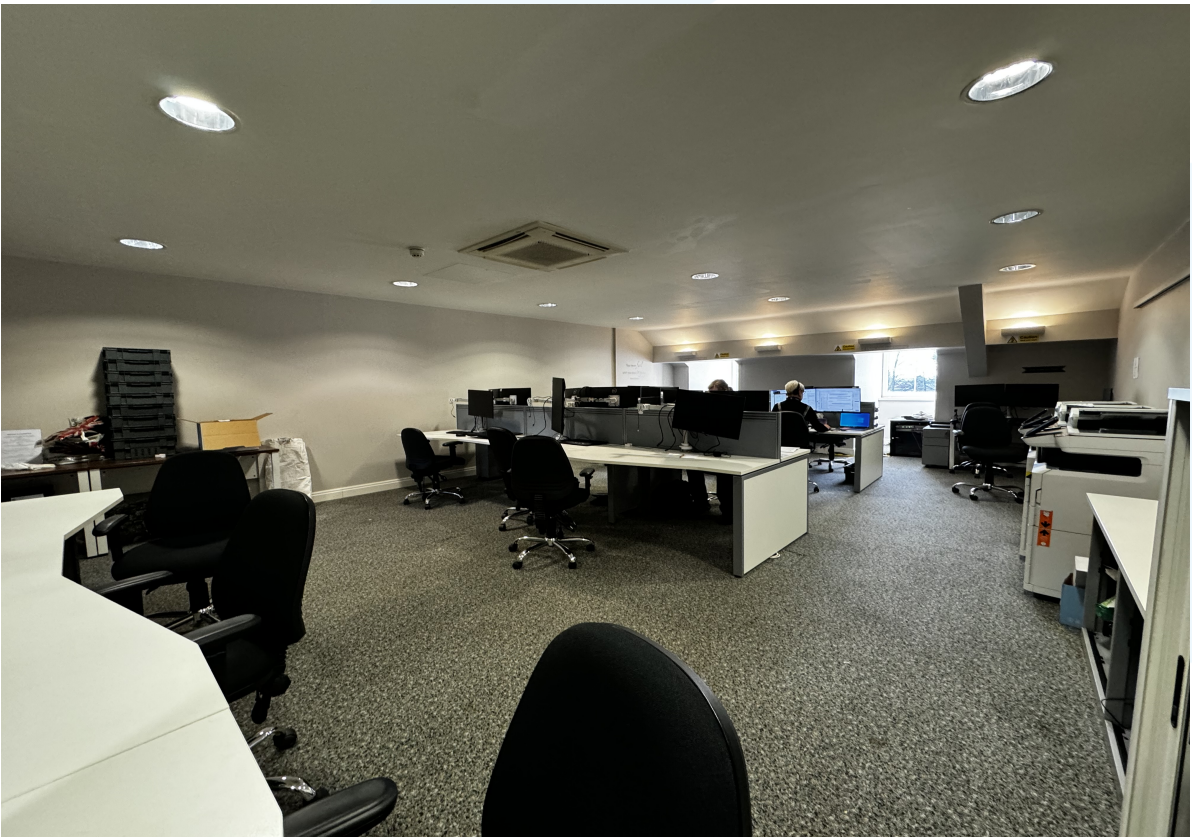
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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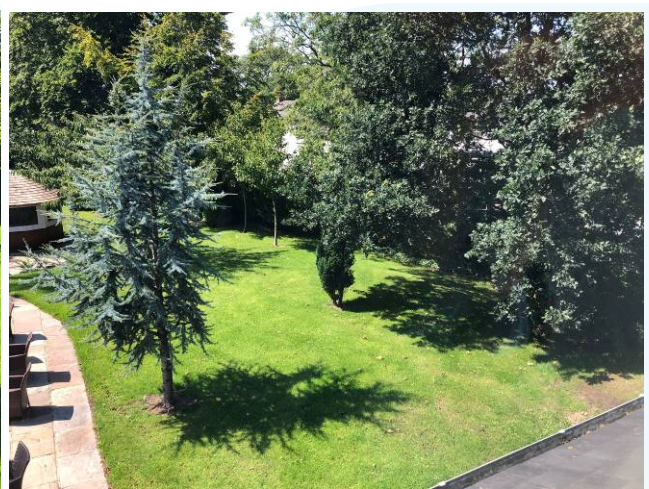


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