

Manor Court, Salesbury Hall, Ribchester, PR3 3XU

TO LET



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Use - Office

Size - 495 Sq ft

Rent - From £13 per sq.ft

- Modern High Quality Office Suite
- Flexible lease terms
- Rural location built to extremely high standard
- 200 meg connectivity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The development is located in an attractive rural location on the outskirts of Ribchester with easy access on to the A59 which links into Blackburn (5 minutes), Preston (20 minutes), M6, M61 (10 minutes).

The surrounding area is beautiful open countryside, with the River Ribble in close proximity.

Description

Constructed using much of the original stone work and timber from the former farm buildings, the development has been sympathetically converted into office suites in an attractive setting.

Meeting rooms and break-out areas are available.

Ample parking is available on site.

Accommodation

Suite	Size	Rental (Per month)	Monthly Service	Monthly Broadband
4	614 sq.ft	£666	£153.50	£40.00
8	1,118 sq.ft	£1,025	£279.50	£75.00
29	495 sq.ft	£495	£185.63	£50.00

Rental

From £13 per sq.ft

Lease Terms

The suites are available on flexible lease terms with the tenants occupying on an internal repairing basis only and being responsible for the usual occupier's costs to include business and water rates and electricity.

A rental deposit equating to 3 months rental to be held for the duration of the tenancy.

The service charge is levied by the landlord to cover the costs of external maintenance of buildings and common areas, common area insurance, landscaping, refuse collection, water rates (except surface water drainage) buildings insurance and window cleaning (internal and external). Further details on request.

Rating

The majority of suites have rateable values below £12,000 and therefore no business rates will be payable by qualifying companies. Further details on request.

Legal Costs

In house leases are prepared by the Landlord at nil cost - draft copies available on request

VAT

VAT is applicable to figures quoted in these particulars

Services

Each suite has access to fast 200 meg broadband provided by private fibre optic cable.

Heating and cooling for the courtyard (self contained units) is provided by heat pumps. The business centre has central heating throughout.

Each suite has its own individual security system installed.

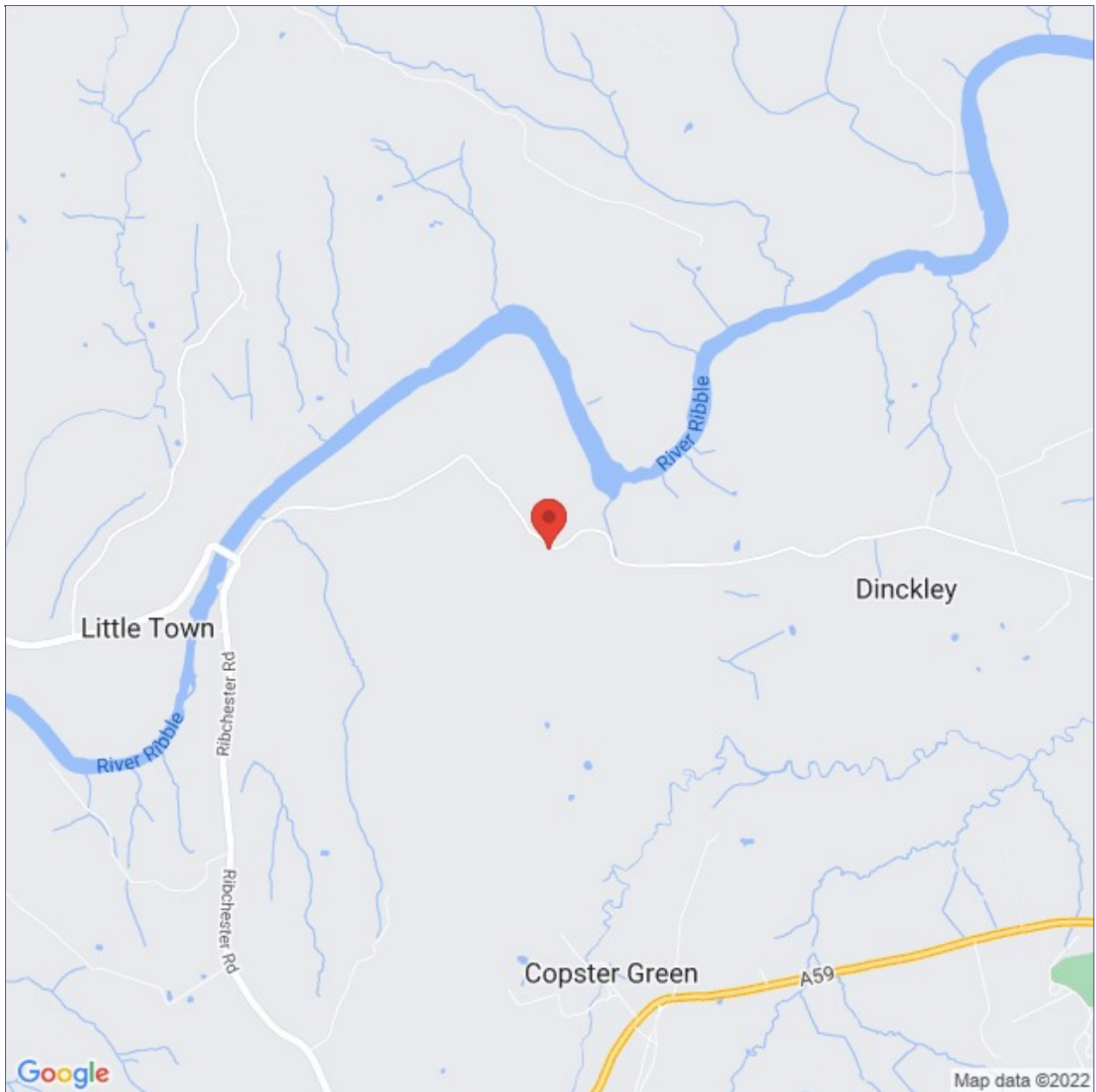
EPC

An EPC is available on request

Viewing

Strictly through sole agents

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