

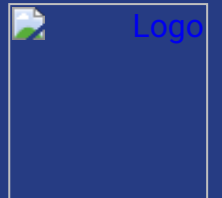
TO LET

High Quality Office Accommodation
314 - 1,305 Sq Ft



MANOR COURT, RIBCHESTER, PR3 3XU

- Modern High Quality Office Suite
- Flexible lease terms
- Rural location built to extremely high standard
- 200 meg connectivity
- From £5,363 per annum



MANOR COURT, RIBCHESTER, PR3 3XU

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 free parking is available on site.

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 the 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

Availability

Suites are available for immediate occupation.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£5,363 Per Annum

Viewing

Strictly through sole agents

Taylor Weaver
(Rebecca Weaver)
01254 699030

rebecca@taylorweaver.co.uk

Accommodation

The rental figures also includes the cost of broadband. Further details on request.

	Sq Ft	Status	Service Charge (pa)	Rent (pa)
5	614	To Let	£2,609.52	£8,903.04
4	614	To Let	£2,609.52	£9,384
11	1,305	To Let	£5,546.28	£20,014.56
35	325	To Let	£1,868.76	£5,722.56

