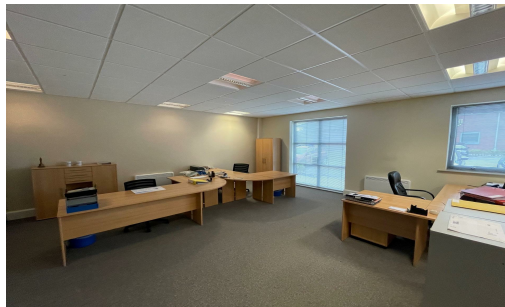


10 Eaton Avenue, Buckshaw Village, Preston, PR7 7NA



FOR SALE

Use - Office

Size - 3,704 Sq ft

Price - Offers in the region of £575,000 are sought.

- Mid Terraced Modern Two-Storey Office Building
- Excellent location on Buckshaw Village
- Easy access to the motorway network
- Rarely available purchase opportunity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

10 Eaton Avenue, Buckshaw Village, Preston, PR7 7NA

Location

The property is situated on the popular Buckshaw Village which is located within 1 mile of junction 28 of the M6 and 3 miles from junction 8 of the M61.

It is situated mid way between the towns of Leyland and Chorley which lie around 2 miles from the property.

Buckshaw Village benefits from excellent rail communications with Buckshaw Park Way railway station being approximately a 10 minute walk from the property. This connects to Preston to the North and Bolton/Manchester and Manchester Airport, to the South.

Description

The property comprises a mid terraced modern two-storey office building of steel frame construction with brickwork walls under a pitched tiled roof.

The property features the following specification:

- ~Ground floor electric heaters
- ~First floor air conditioning
- ~Suspended ceiling with recessed lighting
- ~Carpet tile floors
- ~W/c Facilities on the ground floor
- ~Aluminium frame double glazed windows
- ~Kitchenette on the ground floor

The accommodation provides predominantly open plan space although there is a private office and meeting room on the ground floor.

Externally there is parking for 15 vehicles (including 1 disabled space), within attractive landscaped grounds.

Accommodation

The accommodation is arranged as follows:

Ground floor	161.34 sq.metres
First floor	182.82 sq.metres
Total	344.16 sq.metres (3,704 sq.ft)

Price

Offers in the region of £575,000 are sought.

Tenure

Understood to be long leasehold for a period of 999 years from 1st July 2003 at a peppercorn rent, with allocated parking designated within the car park/landscaped areas.

Service Charge

A service charge is levied on occupiers within the Matrix Park Development. It is understood that the current service charge equates to a figure of £1,126.52 per annum and is reviewed annually.

Rating

The property is currently listed as having a rateable value of £35,000, with rates payable expected to be in the region of £17,500.

EPC

An EPC is available on request.

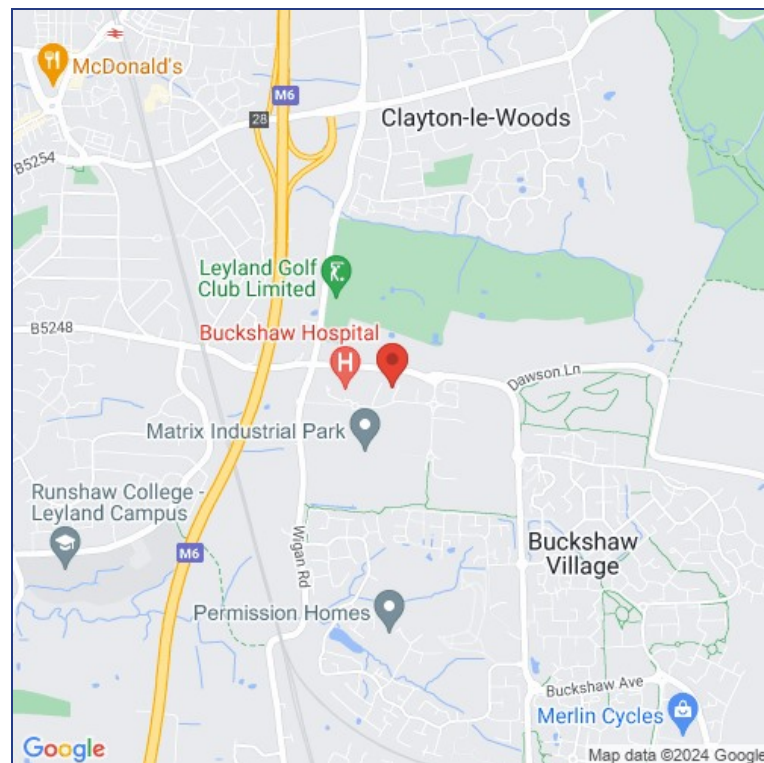
VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services are connected to the property.

It is the prospective purchasers responsibility to verify that all appliances are in working condition.



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.