

Leyland House, Lancashire Business Park, Leyland, PR26 6TY

**TO LET**



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Use - Office

Size - 352 - 377 Sq ft

Rent - From £10 per sq.ft

- Good Quality Office Suite
- Ample car parking
- 24 hour manned security
- Good access to national motorway network



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Leyland House, Lancashire Business Park, Leyland, PR26 6TY

### Location

Situated within Lancashire Business Park, Leyland House is accessible directly from Lancashire Road off Enterprise Drive.

Preston, Chorley, Buckshaw Village and Leyland are all within a 5 mile radius, Junction 29 of the M6 motorway is close by and provides easy access to the remainder of the national motorway network.

### Description

Leyland House comprises a single storey building with dual access at the front and rear via a small reception area.

Internally the accommodation provides self contained office units with shared toilet and kitchen facilities being fully fitted, including carpeted floors, painted/decorated walls, suspended ceiling with integral lighting. The building has a mix of gas fired central heating/electric heating and upvc double glazed windows.

The suites are in good overall condition and benefit from extensive car parking within landscaped grounds. In addition a meeting room is available to book for tenants usage. (Additional charges apply)

### Accommodation

The current availability is as follows:

Office	Size (sq.ft)	Rent(pa)	Service Charge (pa)	Insurance (pa)
12	352	£3,520	£1,147	£63.88
14	377	£3,770	£1,200	£68.42

Service charge is subject to annual review and reconciliation.

Occupiers will be responsible for their own utility costs and broadband/telecoms

### Rental

From £10 per sq.ft

### Lease Terms

Individual or combined office suites are available by way of flexible lease terms up to 3 years on internal repairing terms.

### Deposit

A rent deposit equivalent to 20% of the annual rent will be payable to the landlord and held for the duration of the lease.

### Rating

It is anticipated that the Rateable Values of the suites will be below the small business rates threshold of £12,000 and therefore eligible businesses will be able to claim full relief.

### Legal Costs

In the event that the landlords standard tenancy agreements are used then each party shall cover their own costs.

Should the matter be referred to solicitors then the tenant will be responsible for the landlords legal fees including any VAT.

### VAT

VAT will be charged at the prevailing rate on all charges

### Services

All mains services are available to Leyland House.

### EPC

An EPC is available upon request.

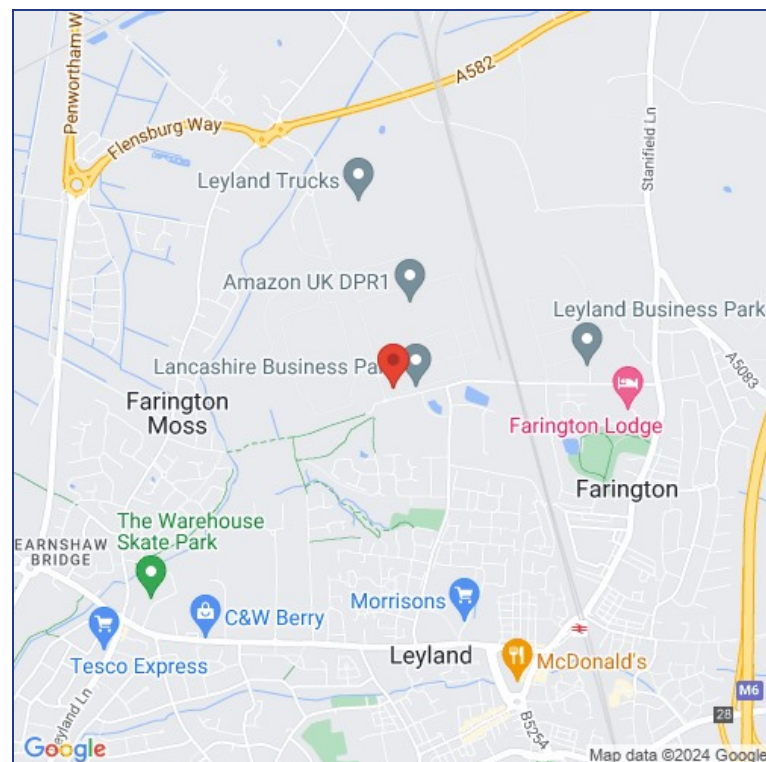
### Credit Check

Tenants are required to consent to a credit check being undertaken. The Landlord reserves the right to amend the terms offered subject to the result of the credit check.

### Viewing

Strictly through agents

Taylor Weaver  
(Rebecca Weaver)  
01257 204900



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