

Ribble House, Meanygate, Bamber Bridge, Preston, PR5 6UP

**TO LET**



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**Use - Office**

**Size - 7,767 Sq ft**

**Rent - From £11.50 per sq. ft. + VAT**

- 7,767 sq.ft High specification office space
- Shared parking for up to 127 vehicles
- Fitted out to high standard with air conditioning, LED lighting and meeting room facilities



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Ribble House, Meanygate, Bamber Bridge, Preston, PR5 6UP

### Location

Ribble House is ideally located within walking distance of Bamber Bridge town centre, and only a short drive from Preston City Centre and the motorway network (M6).

The surrounding area is a mix of residential and commercial uses, with all of the town centre amenities within close walking distance.

### Description

The former headquarters office facility has been refurbished to a very high standard, which includes air conditioning, LED lighting, glazed meeting rooms and private offices.

The property benefits from a large car park with space for up to 127 cars which is shared with other tenants in the building. Access to the building is through a feature atrium entrance which benefits from a passenger lift to the first floor. The full building is DDA compliant with fob access security on all of the suites.

A floor plan is available as a separate attachment to these details.

### Accommodation

We have measured the suites on a net internal area basis.

Suite	Size	Rent (+VAT)
Suite 1 Ground Floor	7,767 sq.ft	£89,320 p.a. / £11.50 psf.

A floor plan is available as a separate PDF on the Taylor Weaver website.

### Rental

From £11.50 per sq. ft. + VAT

### Lease Terms

The property is available by way of a minimum 5 year lease with the tenant to occupy on effective full repairing and insuring basis.

### Service Charge

A service charge will be payable by tenants to cover the maintenance of the common parts and all utilities. The service charge for 2023 / 24 is £6.13 psf.

### Building Insurance

The landlord will insure the building and then recharge to the tenant based on the sq footage occupied. Full details available on request.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are connected to the premises. The cost of all utilities is included in the service charge.

### Viewing

Strictly through

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