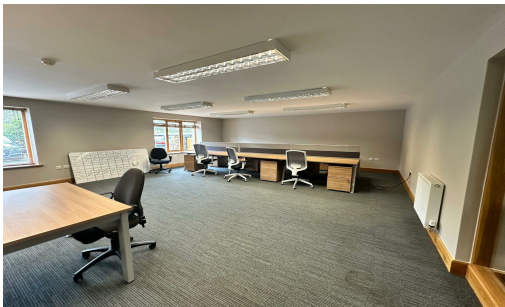


Manor Court, Salesbury Hall, Ribchester, PR3 3XU

**TO LET**



**TO LET**

Use - Office

Size - 425 - 1,200 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

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

Telephone: 01254 699030

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## Manor Court, Salesbury Hall, 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 parking is available on site.

### Accommodation

The current availability is as follows:

#### Courtyard

No.	Sq.ft	Monthly Rent	Monthly Service Charge	Monthly b/band	Monthly total	Avail
3	801	£968	£284	£50	£1,302	Feb 25
7	1,200	£1,450	£425	£100	£1,975	Now
14	1,200	£1,450	£425	£100	£1,975	Now

#### Business Centre

21	287 sq.ft	£395	£137	£30	£563	1 Month
22	425 sq.ft	£585	£204	£60	£849	Now
29	495 sq.ft	£599	£238	£50	£886	Now
42	430 sq.ft	£592	£207	£40	£838	1 month

### 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  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

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