

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

**TO LET**



## TO LET

Use - Office

Size - 857 - 16,654 Sq ft

Rent - From £12.50 per sq. ft. + VAT

- High-Specification Office Space: 857 - 16,654 sq. ft.
- Flexible Suite Sizes – Refer to the accommodation schedule for options
- Premium Fit-Out – Featuring air conditioning, LED lighting, and dedicated meeting rooms
- Modern Amenities – Includes a contemporary reception area, fully DDA compliant facilities, and 24-ho
- Amnle Shared Parking – Capacity for up to 127



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

Ribble House boasts an ideal location within walking distance of Bamber Bridge town center and just a short drive from Preston City Centre and the M6 motorway network, offering excellent connectivity.

The surrounding area combines both residential and commercial spaces, with all town center amenities conveniently close by for easy access.

### Description

The former headquarters office has been meticulously refurbished to a high standard, featuring modern amenities such as air conditioning, energy-efficient LED lighting, glass-enclosed meeting rooms, and private offices.

The property includes a spacious car park with capacity for up to 127 vehicles, shared with other tenants in the building. Access to the building is through an atrium entrance, with a passenger lift available to the first floor. The entire facility is DDA-compliant and equipped with fob-access security for all suites.

A floor plan is available as a separate attachment for your reference.

### Accommodation

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

Suite	Size	Rent (+VAT)
Suite 1a	2,544 sq.ft	£33,072 p.a. / £13.00 psf.
Suite 1b	5,838 sq.ft	£72,975 p.a. / £12.50 psf.
Suite 3a - 3c	857 sq. ft.	£11,998 p.a. / £14.00 psf.
Suite 3d *	4,770 sq. ft.	£59,625 p.a. / £12.50 psf.
Suite 4 *	2,798 sq. ft.	£39,172 p.a. / £14.00 psf.

\* Available April 2025

A floor plan is available as a separate PDF.

Suites can be let together create a larger suite of 16,654 sq. ft. (or any configuration of the available suites)

### Rental

From £12.50 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. The service charge for 2024 / 25 is £3.17 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

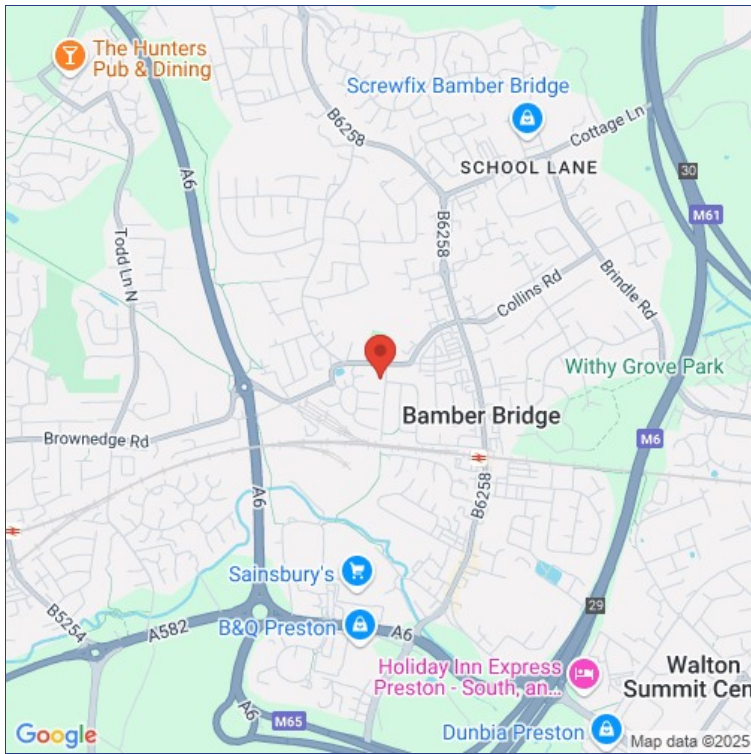
All main services are connected to the premises, with utility costs managed by the landlord and billed on a pro-rata basis. Further details are available upon request.

### Viewing

Strictly through  
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01257 204900  
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