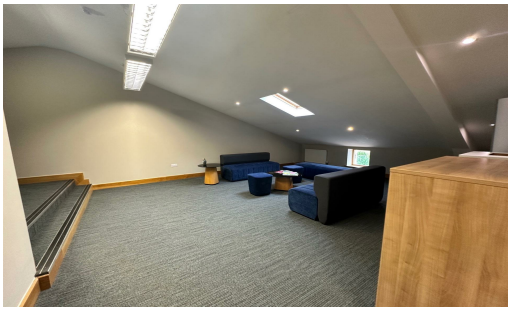
TAYLOR WEAVER
CHARTERED SURVEYORS

Manor Court, Salesbury Hall, Ribchester, PR3 3XU



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

RICS

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Telephone: 01254 699030

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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 folows:

Courtyard

No.	Sq.ft	Monthly Rent	Monthly service	Monthly b/band	Monthly total	Avail
4	614	£717	£179	£40	£936	Now
7	1,200	£1,400	£350	£100	£1,850	Now

Business Centre

20	853	£1,138	£356	£70	£1,563	Now
22	425	£567	£178	£60	£804	Now
37	624	£832	£260	£60	£1,152	Now
38	624	£832	£260	£60	£1,152	Now
39	624	£832	£260	£60	£1,152	Now

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

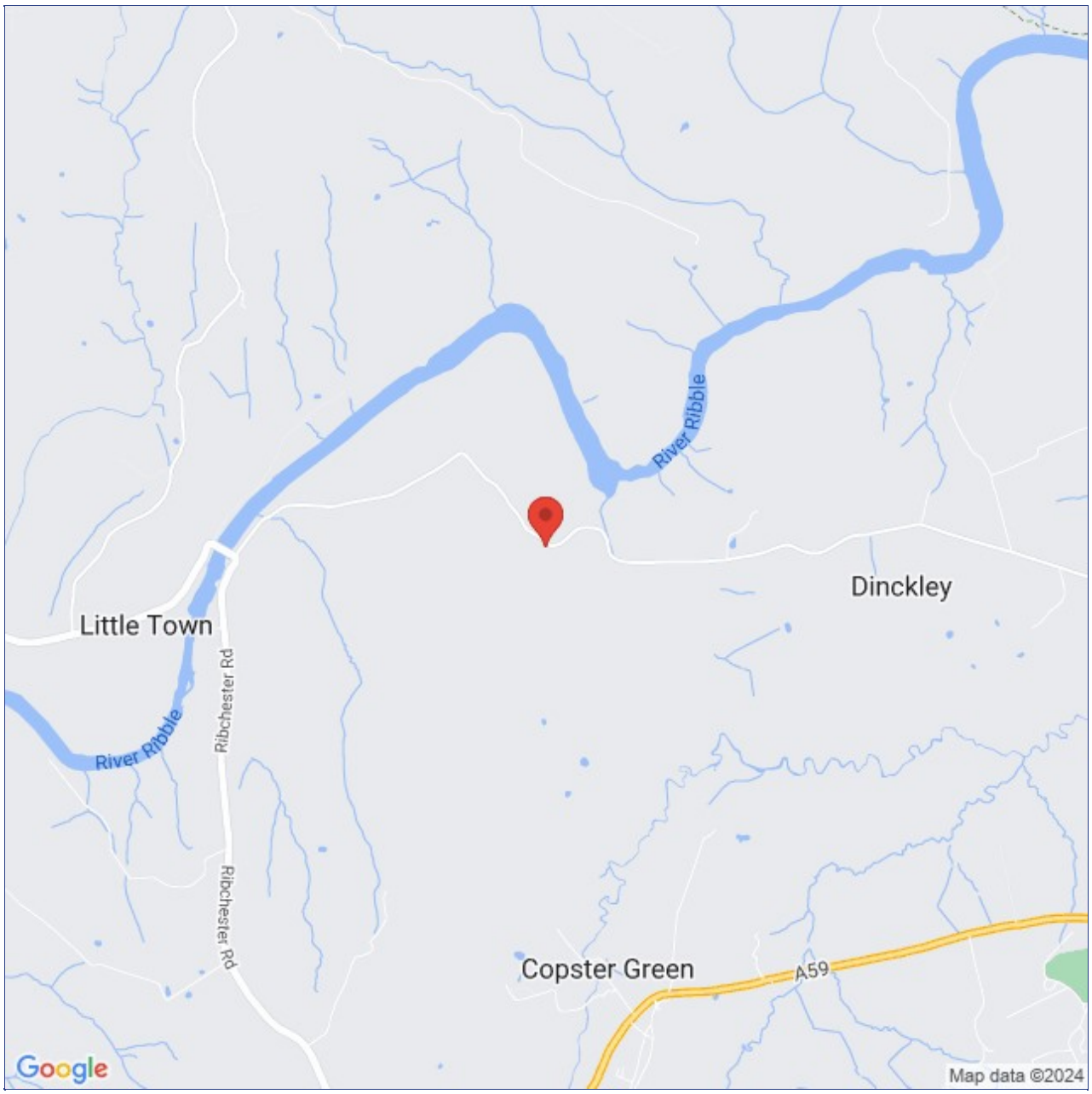
Services
Each suite has access to fast 200 meg broadband provided by private fibre optic cable.

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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