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**TO
LET**



OFFICE SUITES

15.5 m² (167 ft²) — 136.7 m² (1,472 ft²)

Trafford Buildings
East Street
Leyland
Lancashire
PR25 3NJ

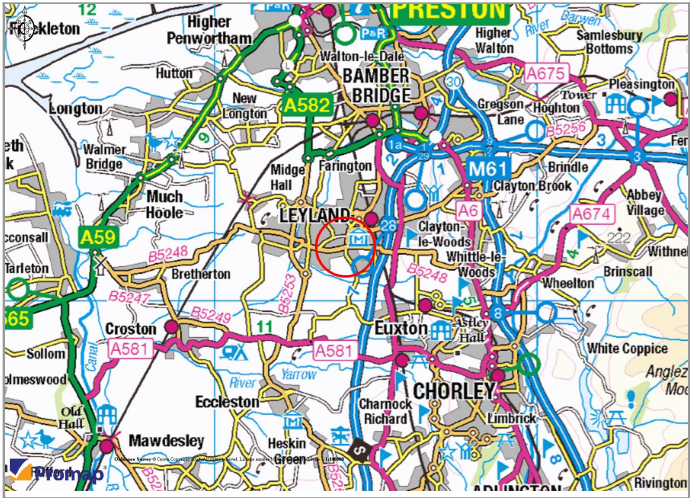
- Available on flexible terms
- Accessible location
- On-site car parking
- Close to Leyland Town Centre

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Location

Situated fronting East Street, which leads off the Turpin Green roundabout, in a mixed commercial and residential area, immediately to the east of Leyland’s central retailing area.

The property is conveniently located with easy access to Junction 28 of the M6 Motorway, a short distance to the east and Preston City Centre to the north.

You are referred to the location plan above.

Description

The building provides office accommodation over two floors with additional basement storage. The available offices are situated at first floor level, and are available as a single suite or as separate office rooms. WC facilities are provided and also a kitchen/brew area.

Internally, the premises have been decorated to a good standard in keeping with a professional office environment, incorporating suspended ceilings with Category II lighting, perimeter trunking, and gas-fired central heating. A CCTV security system is also in operation.

On-site car parking may be available to the rear of the building, subject to availability and separate negotiation. In addition to the first floor office accommodation, a basement storage room is available.

Accommodation

| | m ² | ft ² |
|---------------------------------|----------------|-----------------|
| First Floor Office Suite | | |
| Net Internal Area | 136.74 | 1,472 |
| Or As Individual Rooms | | |
| Room One | 40.58 | 437 |
| Room Two | 15.50 | 167 |
| Room Three | 23 | 248 |
| Room Four | 27.32 | 294 |
| Basement Storage Room | | |
| Net Internal Area | 74.50 | 802 |

Planning

It is understood that the premises have permitted use as offices under Class B1 (Business) of the Use Classes Order 2005.

Interested parties should make their own enquiries of South Ribble Borough Council Planning Department (tel: 01772 421491).

Costs

- The rent will include the costs of the following:-
- Building Insurance
 - Cleaning/maintenance of common areas.
 - Gas central heating of the accommodation.
 - Refuse removal.
 - Lighting of common parts.
 - Water supply
 - Periodic external window cleaning.
 - Fire prevention.
 - Building management.
 - Business rates.

Tenants will be responsible for their own costs for IT/Telephone services and cleaning and maintenance of their own accommodation.

Rentals

| | Per Calendar Month |
|------------------|--------------------|
| Office One | £800 |
| Office Two | £250 |
| Office Three | £350 |
| Office Four | £500 |
| Basement | £350 |
| Full First Floor | £1,500 |

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices and rentals quoted are exclusive of VAT.

Enquiries

Strictly by appointment with the sole agents:
Eckersley
Telephone: 01772 883388
Contact: Mary Hickman/Fiona Warren
Email: mh@eckersleyproperty.co.uk
fiona@eckersleyproperty.co.uk

