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**TO
LET**



CITY CENTRE OFFICE SUITES

37 m² (396.6 ft²) — 40 m² (431 ft²)

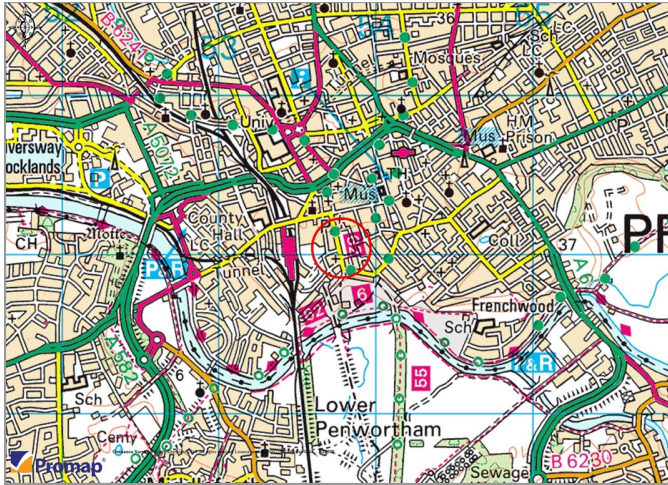
Ribblesdale House
14 Ribblesdale Place
Preston
PR1 3NA

- Attractive situation adjacent to park
- Easily accessible location
- Onsite car parking

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Location

Prominently situated fronting Ribblesdale Place at the entrance to Avenham Park and within the main professional core which is focused around Winckley Square.

Both Preston Railway and Bus Stations are in close proximity to the property as is the main shopping thoroughfare of Fishergate.

Description

The building provides office suites of varying sizes over ground and first floors.

WC facilities are provided on both floors with communal kitchen facilities located on the first floor.

The premises also benefit from a central mail room, intercom entry system, parking to the rear and an attractive situation overlooking landscaped grounds.

Accommodation

The suites that are presently available extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Suite 22	37.8	406.4
Suite 28 & 32	37.0	396.6

The following suite will be available from the end of August 2026:

	m ²	ft ²
The Oak Room	40.0	431.0

Services

The premises benefit from mains connections to electricity, gas and water with heating provided by way of a communal gas central heating system.

Rating Assessment

The suites currently available have the following Rateable Values:

The Oak Room	£4,000
Room 22	£4,400
Room 28	£3,650
Room 32	To be reassessed

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council.

Lease Terms

The accommodation is available by way of a new internal repairing lease for a term of years to be agreed.

Asking Rentals

The Oak Room	£4,100 per annum
Suite 22	£3,400 per annum
Suite 28 & 32	£3,600 per annum

All rentals are quoted exclusive of VAT, business rates, service charge and all other outgoings for which the tenant will be liable.

Car parking spaces may be available by way of separate negotiation at a cost of £800 per annum.

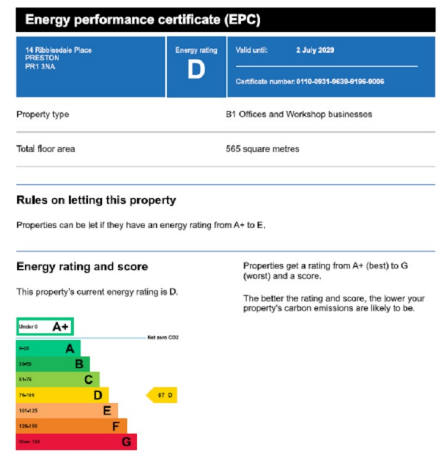
Service Charge

A service charge is payable to cover the appropriate proportion of the following costs:

- Building insurance
- Cleaning/maintenance and repair of the exterior and common areas
- Gas central heating of the accommodation
- Refuse removal
- Lighting of common parts
- Metered water supply to common areas
- Periodic external window cleaning
- Fire prevention
- Building Management

Electricity consumption will be billed separately. The tenant will be responsible for direct payment of the national non-domestic business rates and water rates applicable to their particular suite and any other occupancy costs.

Energy Performance Certificate



Legal Costs

Each party will bear their own legal costs incurred in the transaction.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

All prices and rentals quoted are exclusive of, but may be subject to VAT at the standard rate where applicable.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk