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**TO LET
(MAY SELL)**



TOWN CENTRE OFFICES

167 m² (167 ft²) — 301.8 m² (3,249 ft²)

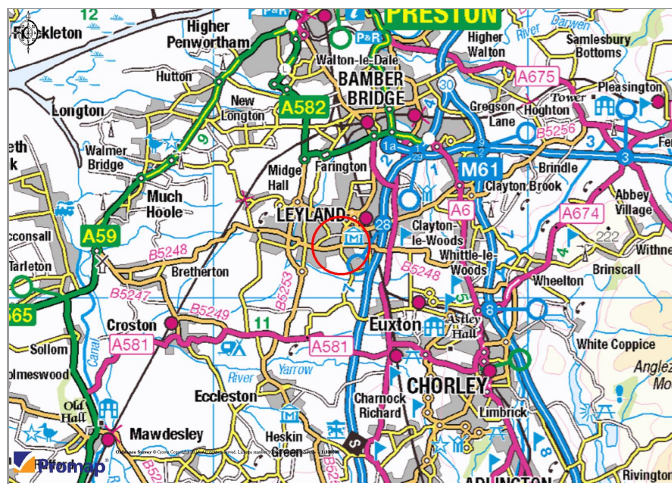
Trafford Buildings
East Street
Leyland
Lancashire
PR25 3NJ

- Accessible Location
- Available As A Whole Or Separate Suites
- Suitable For A Variety Of Uses

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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 within easy walking distance of the town's mainline train station.

Description

The building provides office accommodation over two floors with additional basement storage. The ground and first floors each have designated WC and kitchen/brew facilities.

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.

In addition to the office accommodation there is also a good size basement storage room.

Accommodation

The individual suites extend to the following approximate net internal areas:-

	m ²	ft ²
Ground Floor Office	90.6	975
First Floor Offices		
Room One	40.58	437
Room Two	15.5	167
Room Three	23.0	248
Room Four	27.3	294
Basement Store	74.50	802

The building as a whole extends to an approximate Net Internal Area of 301.8 m² (3,249 ft²).

Planning

It is understood that the premises have a permitted use as offices within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of South Ribble Borough Council's Planning Department.

Services

The rent will include the costs of the following:-

- Building Insurance
- Cleaning/maintenance of common areas
- Reasonable electricity consumption
- 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.

Asking Rentals

Rentals are quoted per annum to include the costs detailed above.

	Per Annum
Ground Floor	£17,000
Office One	£8,750
Office Two	£3,350
Office Three	£4,950
Office Four	£5,900
Basement	£4,500

The building would also be available as a whole by way of a new full repairing and insuring lease at an asking rental of £18,000 per annum exclusive with the tenant responsible for all outgoings including business rates.

Energy Performance Certificate

Energy performance certificate (EPC)		
Truport Buildings East Street LEYLAND PR1 3JJ	Energy rating E	Valid until: 14 October 2028 Certificate number: 0944-0451-0968-2675-4735
Property type	Offices and Workshop Businesses	
Total floor area	490 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is E.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

Tenure

The building is available on a leasehold basis as described for a lease term to be agreed.

Alternatively our Client may consider selling the building. Please contact Eckersley to discuss further.

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, but may be subject to, VAT at the standard rate.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk