

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO
LET**



OFFICE SUITES

9.9 m² (106.5 ft²) — 17.7 m² (190.9 ft²)

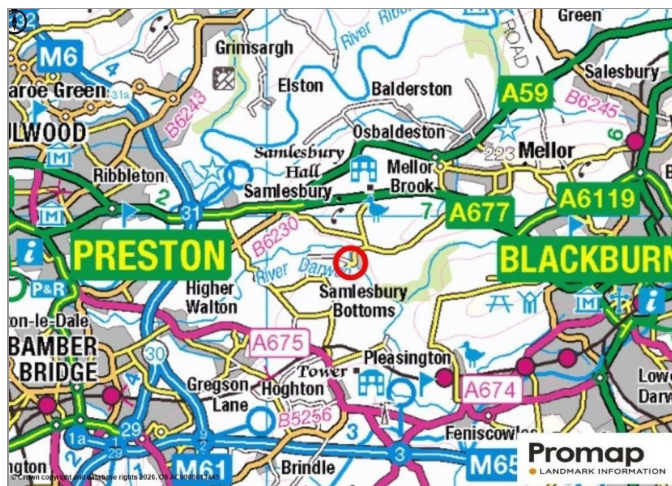
Office Suites
Mill House
Goosefoot Lane
Samlesbury Bottoms
Preston
PR5 0RN

- Attractive Semi-Rural Environment
- Easily Accessible Location
- Range Of Suite Sizes Available
- Rental Inclusive Of Most Services

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET



Location

Situated to the south east of the village of Samlesbury, the property benefits from a semi-rural location whilst offering good access further afield. Junction 31 of the M6 motorway is situated approximately 4 miles away and within a 10 minute drive via Preston New Road (A677) whilst the location is also well positioned between Blackburn, 6 miles to the east, and Preston, 7 miles to the west.

Description

The property comprises a two storey detached building of rendered masonry construction beneath a pitched slate roof covering benefiting from timber framed double glazed windows throughout.

The premises have recently been converted to provide quality office accommodation. Mill House offers a range of suites of varying sizes which would suit a variety of occupiers and benefit from being newly decorated and carpeted.

The building benefits from a shared entrance reception area on the ground floor together with communal WC and kitchen/breakout facilities.

On-site car parking is available.

Accommodation

The office suites extend to the following approximate Net Internal Areas (NIA):

	m ²	ft ²
Suite 1	16.68	179.5
Suite 2	9.89	106.5
Suite 3	10.90	117.4
Suite 4	11.20	120.6
Suite 5	Let	Let
Suite 6	10.87	117.0
Suite 7	17.73	190.9

Services

We understand that electricity, water and drainage are available to the property which benefits from an oil fired central heating system.

Rating Assessment

The office suites will need to be re-assessed for rating purposes. Occupiers may qualify for small business rates relief depending on individual circumstances and interested parties are advised to make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

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

Interested parties should make their own enquiries of the Planning Department at South Ribble Borough Council, (www.southribble.gov.uk).

Tenure

The suites are available by way of new occupancy agreements for a term to be discussed. The rental will include:-

- Heating
- Electricity
- Water
- Drainage
- Building insurance
- Refuse removal
- Cleaning of the common areas
- Maintenance of common parts
- Window cleaning
- Fire alarm servicing and maintenance
- Boiler maintenance
- Intercom maintenance (where applicable)
- Internet/broadband provision

Tenants will be individually responsible for:

- National non-domestic rates (if applicable)
- IT/telephone connections
- Cleaning, maintenance and decoration of own accommodation
- Contents insurance

VAT

We understand the rentals quoted are not currently subject to VAT.

Energy Performance Certificate

Mill House Samlesbury Bottoms PRESTON PR1 3JJ	Energy rating E	Valid until 18 June 2026
		Certificate number 4558-5675-2274-4075-4899

Property type
Offices and Workshop Businesses

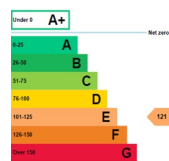
Total floor area
207 square metres

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.

Annual Rental

£15 per ft² per annum to include those costs and services listed above.

Each office will be allocated one designated parking space at an additional cost of £30 per calendar month. Subject to availability, additional parking spaces may be made available by agreement, depending on an occupier's requirements.

Photographs and Plans

Any 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 professional costs incurred in this transaction.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk

