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TO LET



WELL SITUATED OFFICE PREMISES

101 m² (1,086 ft²) — 236 m² (2,542 ft²)

NSI House
Station Brow
Leyland
PR25 3NZ

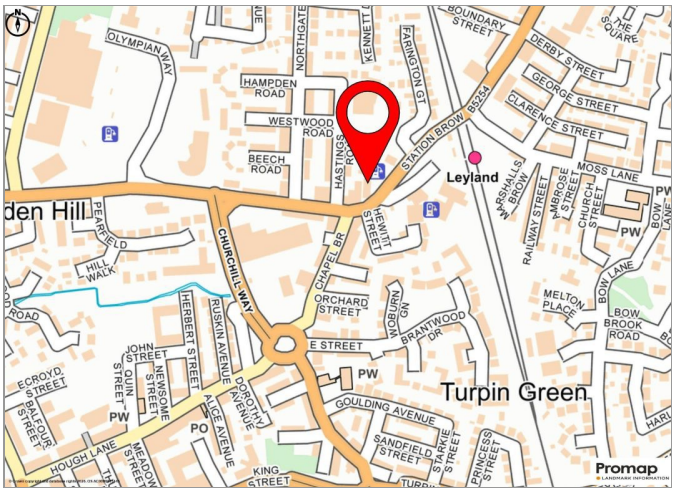
- Accessible Location
- Prominent Position
- On Site Car Parking
- Available As A Whole Or On A Floor-By-Floor Basis With Ground Floor Storage Accommodation

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Location

Situated fronting Station Brow on the northern edge of the town centre and a short walk from a good range of amenities as well as being close to Leyland's main line railway station.

The property offers excellent motorway access via both Junctions 28 and 29 of the M6 motorway which are located approximately 1 mile to the south east and 1.5 miles to the north east respectively.

Description

The property comprises a detached two-storey office building of traditional brick construction with a rendered finish beneath a flat roof, together with an adjoining single-storey extension of similar construction.

The ground floor comprises office accommodation presently used as meeting rooms and a boardroom and a single-storey area currently utilised for storage.

The first floor provides predominantly open plan office accommodation together with a separate partitioned office. The first floor generally benefits from carpeted flooring, LED lighting, power and data floor boxes, kitchenette facilities and air conditioning.

In addition, there is an attractive entrance reception, staff canteen and WC facilities on the ground floor which would be used in common if the building is let as separate suites.

Externally, the property benefits from a surfaced car park secured by palisade fencing and gates, together with an additional parking area immediately in front of the main building. We estimate that approximately 10 vehicles can be accommodated overall.

Accommodation

The premises extend to the following approximate net internal areas (NIA):

	m²	ft²
GF Offices	52	563
GF Storage	48	523
Ground Floor	**101**	**1,086**
First Floor	**106**	**1,141**
Total NIA As A Whole	**236**	**2,542**

Services

The premises benefit from mains connections to electricity, gas, water and drainage.

Rateable Value

The premises as a whole have a Rateable Value of £22,000.

Interested parties are advised to make their own enquiries with South Ribble Borough (www.southribble.gov.uk).

Planning

The premises are presently used as offices and have a planning use classification within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning authority, South Ribble Borough Council.

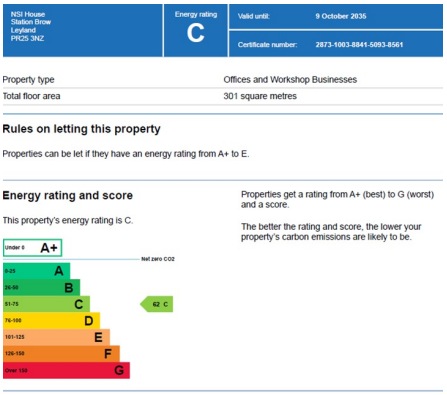
Tenure

The premises are available to let as a whole or on a floor-by-floor basis, by way of a new full repairing and insuring lease, for a term of years to be agreed.

Asking Rentals

Ground Floor	£12,000 pa
First Floor	£12,500 pa
As A Whole	£28,500 pa

Energy Performance Certificate



Service Charge

A service charge may be payable if the premises are let on a floor by floor basis to cover the maintenance and running costs of the common parts of the property and the services provided thereto.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and Plans

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

All Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388
Contact: Harry Holden
Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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