

TO LET

RIBBLEHOUSE

High Specification Office Accommodation
Bamber Bridge, Preston
with Excellent On-site Parking

Suites from 2,500sqft (232sqm)



Rentals from:
£4.95 ft²



Location

Ribble house is ideally located within walking distance of Bamber Bridge town centre yet only minutes away from Preston City Centre and the motorway network (M6) which connects with the M61/M65 and M55. Bamber Bridge offers a range of shopping and leisure facilities including Sainsburys, Boots and local amenities, including railway station.

Description

A newly refurbished former Head Quarter office facility, which can be subdivided to provide prestigious self contained office suites, finished to a high specification with excellent and plentiful on site parking. Access to each suite is via a prestigious atrium entrance and feature reception area with passenger lift to the 1st floor. Each suite has the benefit of ladies, gents and disabled WC facilities plus kitchen.

Accommodation

Please refer to the attached availability schedule.

Car Parking

The building is set within a quality landscaped area providing over 100 car parking spaces.

Service Charge

A service charge will be levied to cover heating, lighting of the common areas, external repairs, landscaping, management and maintenance of the common parts.

Rates

Suites will be separately assessed.

Terms

The letting will be by way of a new effectively fully repairing and insuring lease for a term to be agreed.

VAT

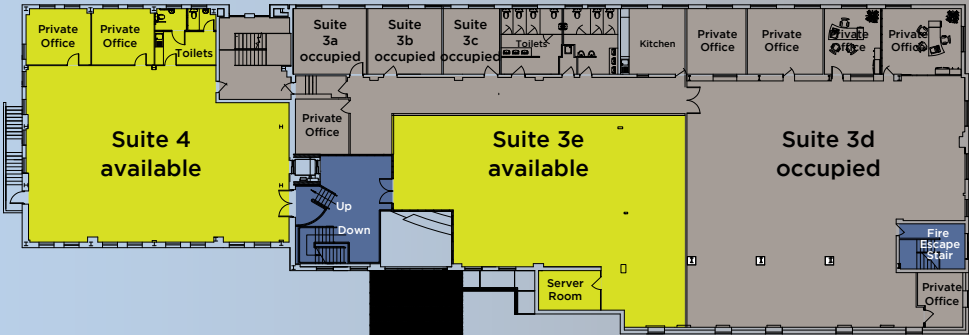
All outgoings are subject to VAT.

Legal Costs

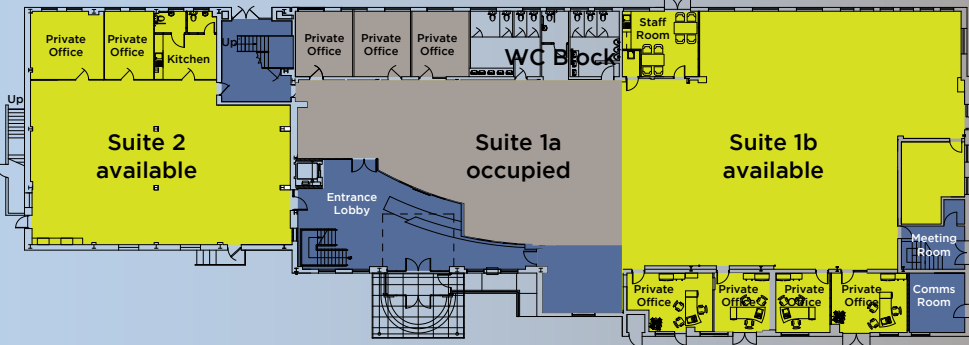
Each party will be responsible for their own legal costs incurred in the transaction.



FIRST FLOOR



GROUND FLOOR



RIBBLEHOUSE

Suites from 2,500sqft (232sqm)

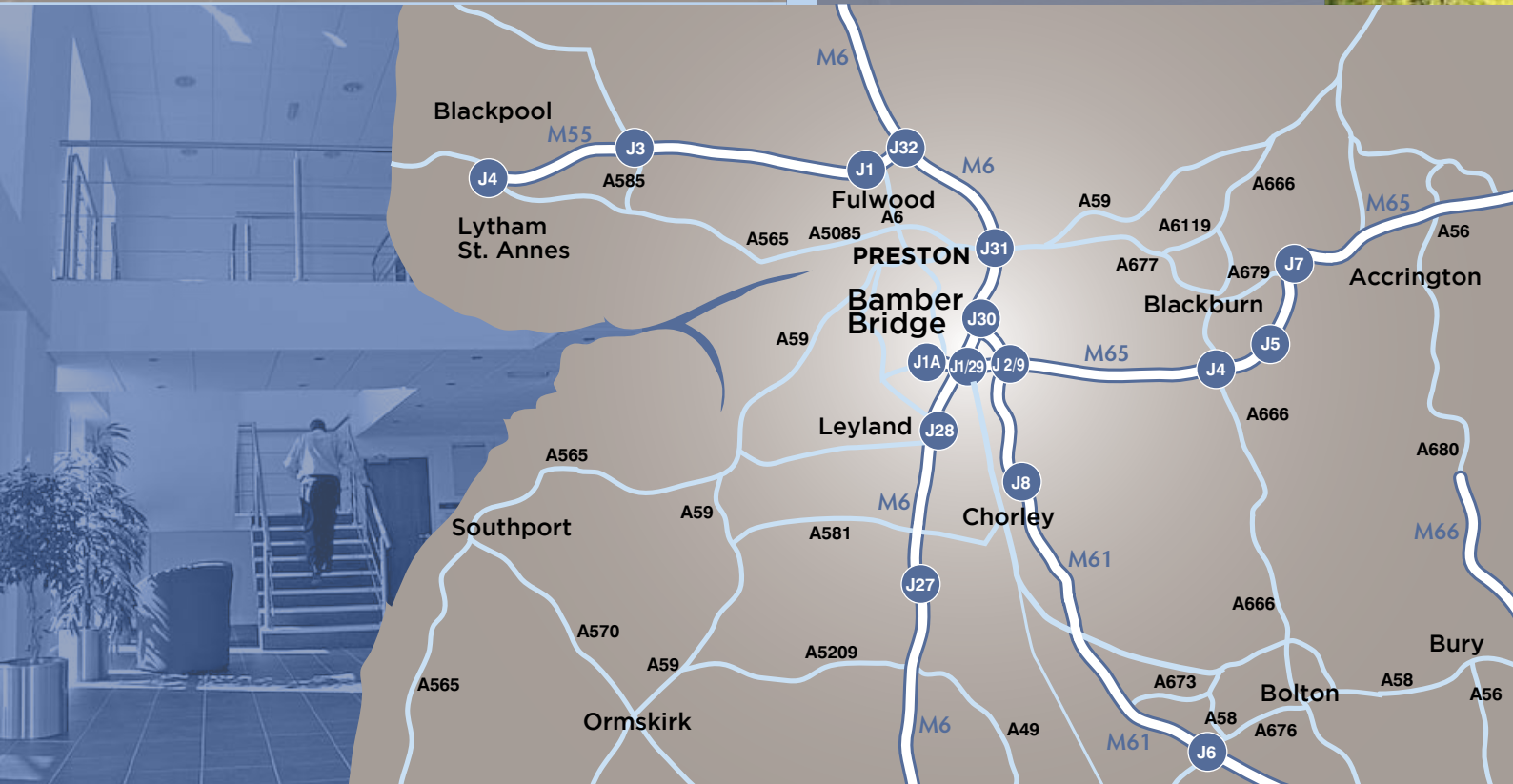
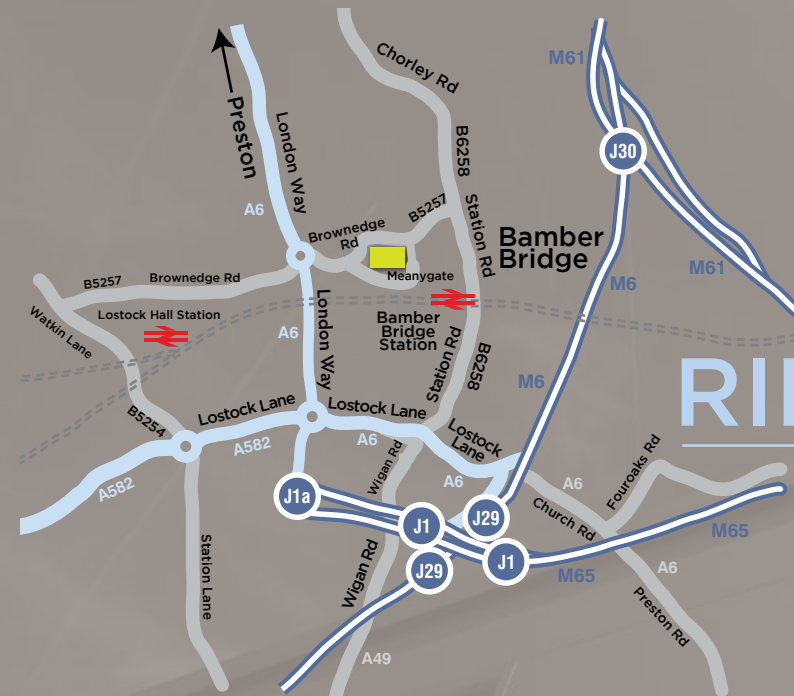
Sat Nav:
PR5 6UP

RIBBLEHOUSE

MEANYGATE
BAMBER BRIDGE
PRESTON
PR5 6UP

KEY DISTANCES

Preston.....3 miles
Blackburn.....15 miles
Lancaster.....30 miles
Manchester.....31 miles



Rentals from:
£4.95 ft²



A development by



Viewing

For further information or to arrange a viewing please contact the joint agents:

Mark Clarkson

eckersley
commercial property solutions

01772 883388

eckersleyproperty.co.uk

Richard Wharton



**JONES LANG
LASALLE**

0161 236 8793

MISREPRESENTATION ACT: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. onsidecreative.co.uk