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COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE  
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**TO LET**

**OFFICE PREMISES**

**“CROSSLEY HOUSE”**

**CROSSLEY HOUSE INDUSTRIAL ESTATE**

**LEYLAND ROAD**

**PENWORTHAM**

**PR1 9QP**



**APPROXIMATE TOTAL FLOOR AREA: 133.87 SQ M (1,441 SQ FT)**

**LOCATION** The property is located with Crossley House Industrial Estate, a private business park, accessed from Leyland Lane in Lower Penwortham.

Junction 29 of the M6, junction 9 of the M61 and junction 1 of the M65 lie approximately 2 miles to the South, which provides access to the national motorway networks.

**DESCRIPTION**

The detached property provides office accommodation on two floors. There is a main entrance to the ground floor with three offices and a further four offices to the first floor. WC and kitchen facilities are also provided.

The property has been subject to a full program of redecoration and refurbishment to include:

- Plastered and painted walls
- Upvc double glazed windows
- Electric and data points
- Plastered ceilings inc spot lighting
- Carpet tile floor coverings
- 12 car parking spaces

**ACCOMMODATION**

Net Internal Areas:

Ground floor		
Office 1	18.94 sq m	(204 sq ft)
Office 2	13.85 sq m	(149 sq ft)
Office 3	34.04 sq m	(366 sq ft)
First Floor		
Office 4	18.94 sq m	(204 sq ft)
Office 5	13.85 sq m	(149 sq ft)
Office 6	17.26 sq m	(186 sq ft)
Office 7	16.99 sq m	(183 sq ft)
<b>Total</b>	<b>133.87 sq m</b>	<b>(1,441 sq ft)</b>

**TERMS**

The property is available by way of a new lease with terms to be agreed.

**RENTAL**

£10.00 per sq ft exclusive. Alternatively the Landlord may consider letting the individual suites. Further details upon request.

**RATEABLE VALUE**

To be confirmed.

**LEGAL FEES**

Each party to be responsible for its own legal costs in connection with the transaction.

**VIEWING**

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