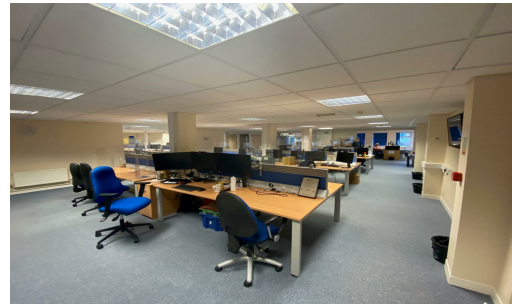


Ribble House, Meanygate, Bamber Bridge, Preston, PR5 6UP

TO LET



TO LET

Use - Office

Size - 2,798 - 18,133 Sq ft

Rent - From £10.50 per sq. ft. + VAT

- 2,798 - 18,133 sq ft High specification office space
- Shared parking for up to 127 vehicles
- Fitted out to high standard with air conditioning, LED lighting and meeting room facilities
- From £10.50 per sq.ft +VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

Ribble House, Meanygate, Bamber Bridge, Preston, PR5 6UP

Location

Ribble House is ideally located within walking distance of Bamber Bridge town centre, and only a short drive from Preston City Centre and the motorway network (M6).

The surrounding area is a mix of residential and commercial uses, with all of the town centre amenities within close walking distance.

Description

The former headquarters office facility has been refurbished to a very high standard, which includes air conditioning, LED lighting, glazed meeting rooms and private offices.

The property benefits from a large car park with space for up to 127 cars which is shared with other tenants in the building. Access to the building is through a feature atrium entrance which benefits from a passenger lift to the first floor. The full building is DDA compliant with fob access security on all of the suites.

A floor plan is available as a separate attachment to these details.

Accommodation

We have measured the suites on a net internal area basis. The total size of available space equates to 18,133 sq. ft. and is available as a whole if required.

Suite	Size	Rent (+VAT)
Entire Ground Floor	10,565 sq.ft	£110,932 p.a. / £10.50 psf.
Suite 3 First Floor	4,770 sq.ft	£64,395 p.a. / £13.50 psf.
Suite 4 First Floor	2,798 sq.ft	£37,773 p.a. / £13.50 psf.

A floor plan is available as a separate PDF on the Taylor Weaver website.

Rental

From £10.50 per sq. ft. + VAT

Lease Terms

The property is available by way of a minimum 5 year lease with the tenant to occupy on effective full repairing and insuring basis.

Service Charge

A service charge will be payable by tenants to cover the maintenance of the common parts and all utilities. The service charge for 2023 / 24 is £6.13 psf.

Building Insurance

The landlord will insure the building and then recharge to the tenant based on the sq footage occupied. Full details available on request.

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Services

All mains services are connected to the premises. The cost of all utilities is included in the service charge.

Viewing

Strictly through

Taylor Weaver

(James Taylor)

01257 204900

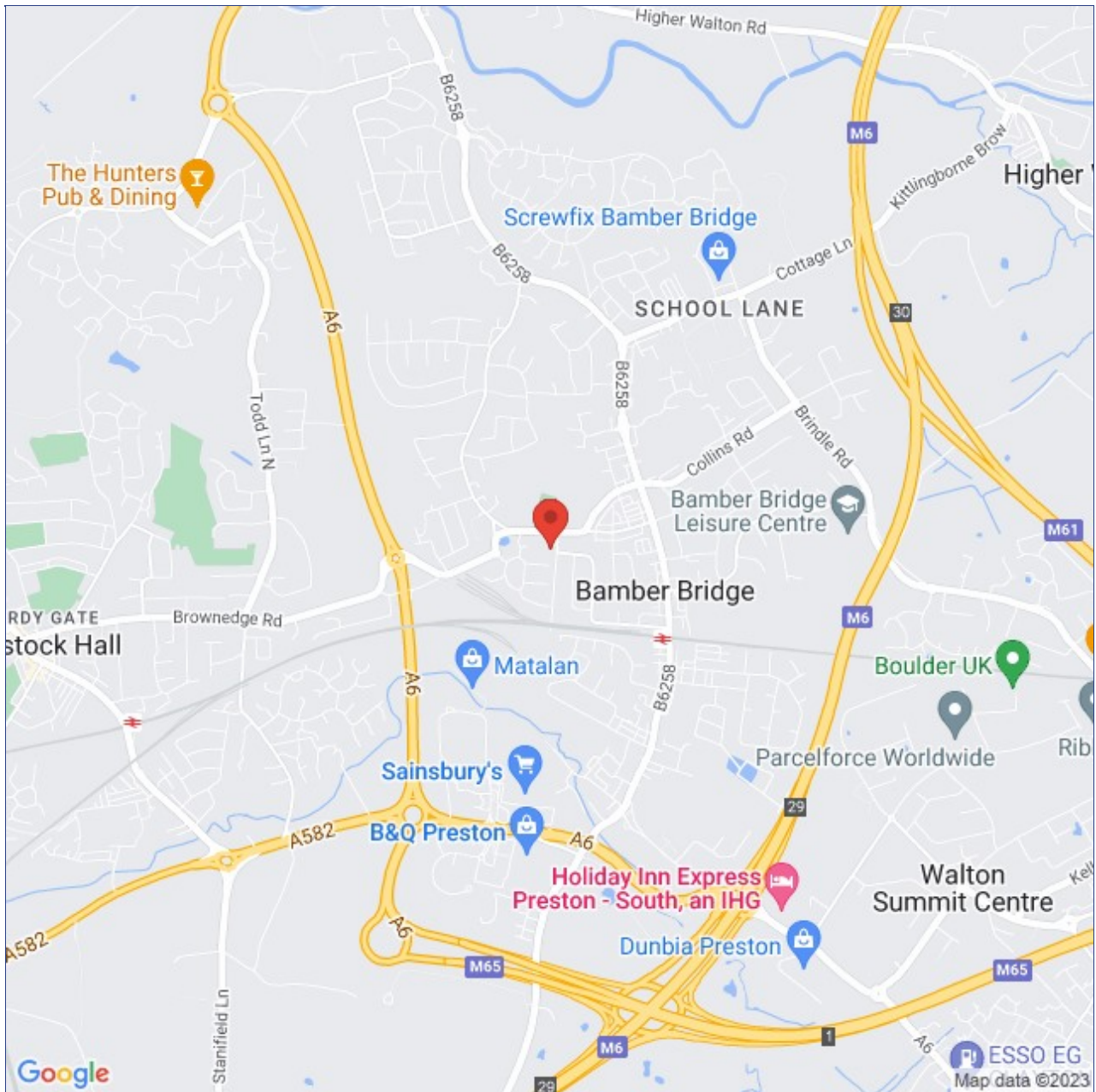
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Taylor Estates

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