

to let

High Specification Office Accommodation with Excellent On-site Parking

Suites from 2,522sqft (234sqm) to 16,647sqft (1,547sqm)

MEANYGATE BAMBER BRIDGE PRESTON
SAT NAV: PR5 6UP

RIBBLE HOUSE

Suites from 2,522sqft (234sqm) to 16,647sqft (1,547sqm)

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

Suite 1a	2,522sqft	(234sqm)
Suite 1b	5,265sqft	(489sqm)
Suite 3	8,860sqft	(823sqm)
Total	16,647sqft	(1,547sqm)

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

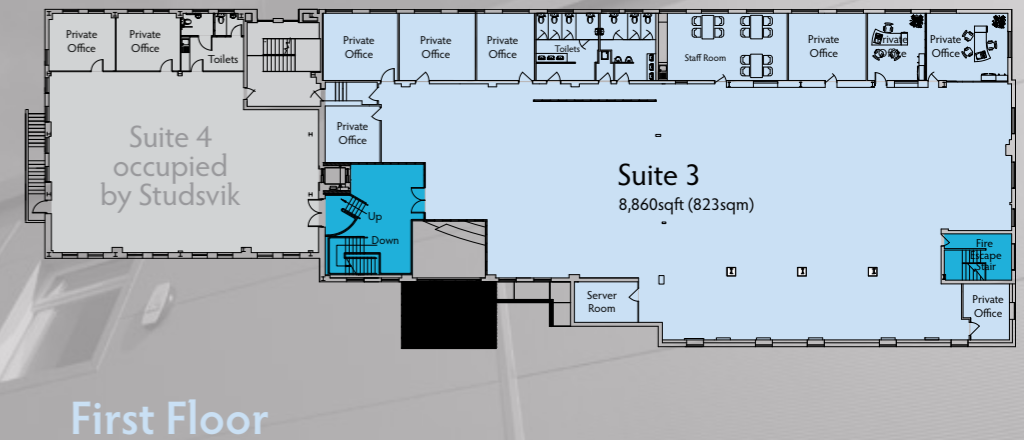
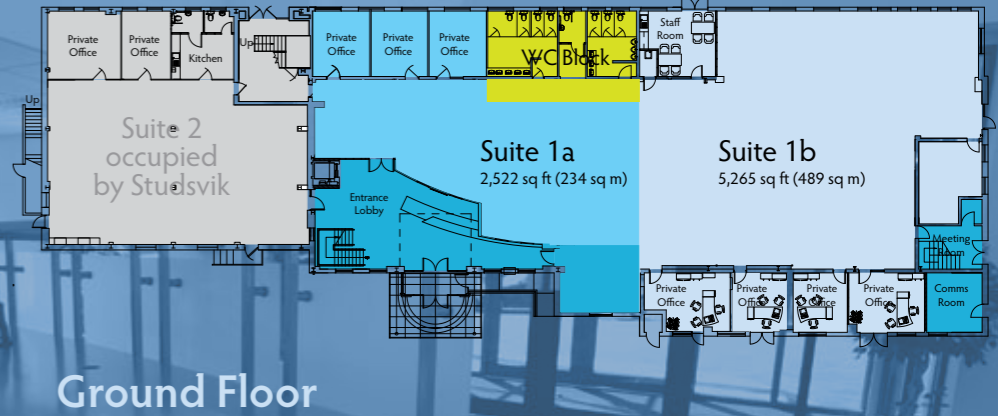
All outgoings are subject to VAT.

Legal Costs

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



RIBBLE HOUSE



How to get there

Sat Nav: PR5 6UP



Key Distances

MEANYGATE BAMBER BRIDGE PRESTON

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

RIBBLE HOUSE



A development by



Viewing

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

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