

TO LET

MODERN DETACHED OFFICES

9,643 SQ FT / 896 SQ M



**RIVERSIDE OFFICE PARK, TAN YARD ROAD, CATTERALL,
PRESTON, PR3 0HP**

**Modern detached office
16 designated car parking spaces
Flexible lease terms available
Competitive rental**

Location

The property is highly prominent fronting the A6 (Preston to Lancaster New Road) on Riverside Office Park with access off Tan Yard Road.

Preston and Lancaster city centres are approximately 8 miles to the south and north respectively and Junctions 32 M6 (M55 Junction 1) and Junction 33 of the M6 are both within 6 miles.

Description

The property comprises a prominent 2-storey office building with extensive car parking.

Correspondence

2 South Preston Office Village, Cuerden Way
Bamber Bridge, Preston, Lancs PR5 6BL
Tel: 01772 204006 É Fax: 01772 204033

Email: info@bdhproperty.co.uk É Web: www.bdhproperty.co.uk

It is of steel frame construction with brick and metal profile elevations. The accommodation is fitted out on the ground floor to provide offices including an ancillary reception area, lecture room, canteen, rest areas and toilet facilities. The accommodation provides a mix of open plan and private offices.

Schedule of Accommodation

The premises have been measure in accordance with the RICS Code of Measuring Practice and the following floor area:-

	Sq m	Sq ft
Ground floor	458	4,929
First floor	438	4,714
Total	896	9,643

Car Parking

There are 16 designated car parking spaces available together with potential for further car parking within other areas.

Terms

The accommodation is available on flexible lease terms on a full repairing and insuring basis.

Rental

£55,000 per annum exclusive

Rating Assessment

Rateable value for 2008/2009 £39,000

Rate in the £ for commercial premises for 2008/2009 is 46.2p

VAT

VAT will be charged in addition at the prevailing rate.

Legal Costs

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

Correspondence

2 South Preston Office Village, Cuerden Way
Bamber Bridge, Preston, Lancs PR5 6BL
Tel: 01772 204006 É Fax: 01772 204033
Email: info@bdhproperty.co.uk É Web: www.bdhproperty.co.uk



Viewings

Strictly by appointment with joint sole agents:-

**Jonathan Noblett
Nobletts.com
10 Cedar Square
Blackpool
FY1 1BP**

Tel: 01253 295599

**Dean Young
Bailey Deakin & Hamiltons
2 South Preston Office Village
Cuerden Way
Bamber Bridge
Preston
PR5 6BL**

Tel: 01772 204006

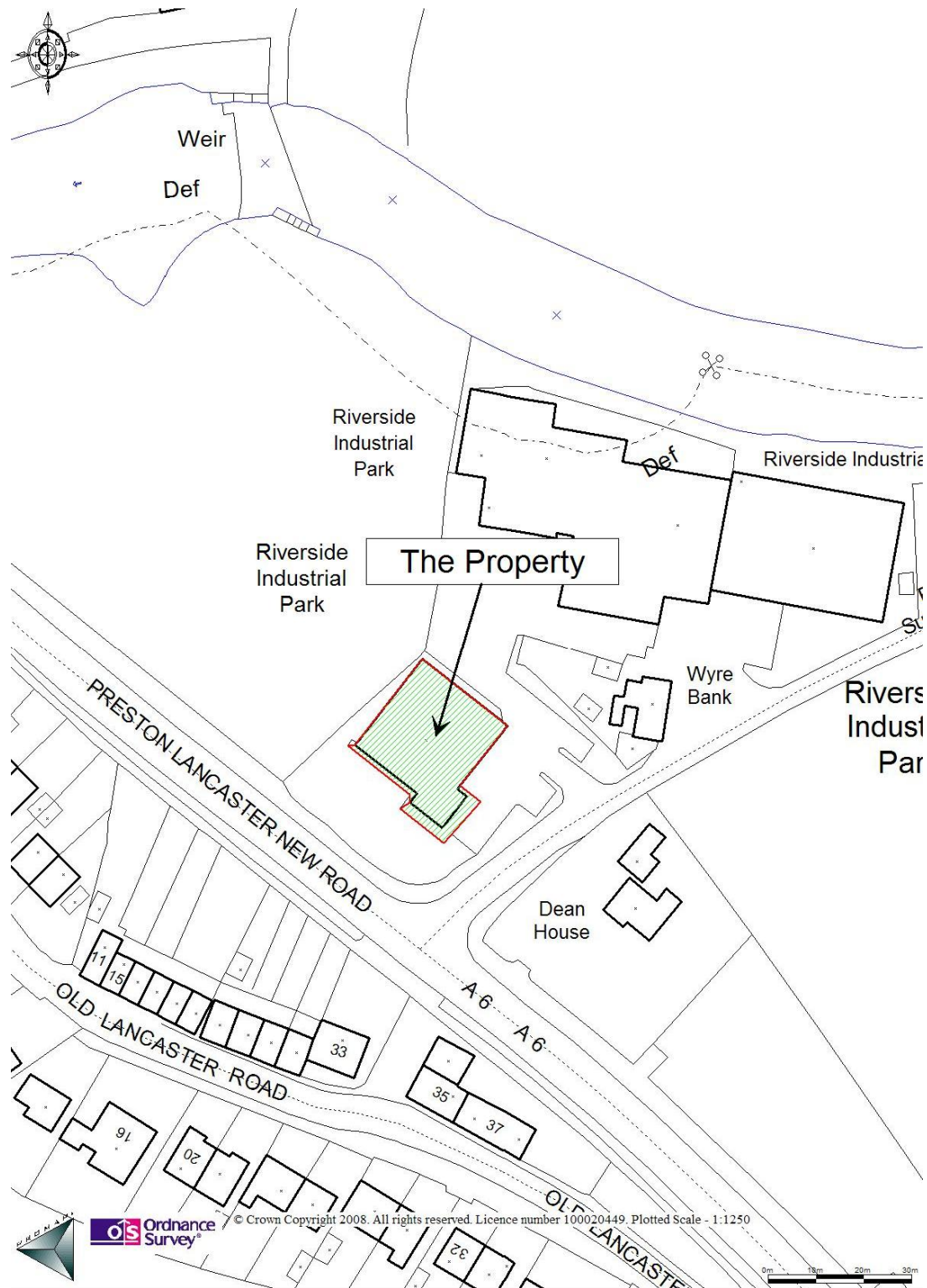
**For a full list of available commercial properties throughout the
North West, visit our Web Site at www.bdhproperty.co.uk**

Ref: DY/DB/COL1
Date: 12 May 2008

Correspondence

2 South Preston Office Village, Cuerden Way
Bamber Bridge, Preston, Lancs PR5 6BL
Tel: 01772 204006 É Fax: 01772 204033
Email: info@bdhproperty.co.uk É Web: www.bdhproperty.co.uk

BDH
BAILEY DEAKIN
HAMILTONS
 CHARTERED SURVEYORS



Correspondence

2 South Preston Office Village, Cuerden Way
 Bamber Bridge, Preston, Lancs PR5 6BL
 Tel: 01772 204006 É Fax: 01772 204033
 Email: info@bdhproperty.co.uk É Web: www.bdhproperty.co.uk