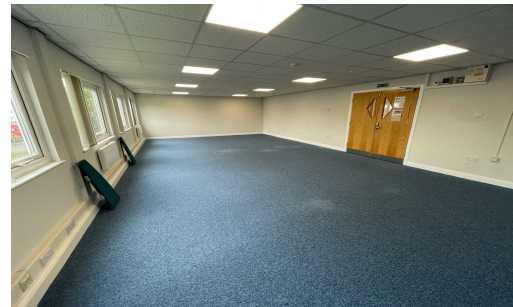


Croston House, Lancashire Business Park, Leyland, PR26 6TU

**TO LET**



**TO LET**

Use - Office

Size - 196 - 723 Sq ft

Rent - From £10.00 per sq.ft

- Good Quality Offices
- Good access to national motorway network
- Ample car parking
- 24/7 manned security and CCTV



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Croston House, Lancashire Business Park, Leyland, PR26 6TU

### Location

Situated within Lancashire Business Park, Croston House is accessible off Lancashire Way from Enterprise Drive.

Preston, Chorley and Leyland town centre are all within a 5 mile radius. Junction 29 of the M6 and Junction 1 of the M65 motorway are close by and provide easy access to the national motorway network.

### Description

Croston House comprises a two storey building with 2 access points at either end of the building. The main reception area has flat level entry.

Internally the accommodation provides self contained office suites with shared WC and kitchen facilities.

Lift access is available to the first floor. Offices are fully fitted, including carpet floors, upvc double glazed windows, painted/decorated walls, suspended ceiling, heating & LED lighting throughout.

The suites are in good overall condition and benefit from extensive car parking within landscaped grounds.

### Accommodation

The current availability is as follows:

Office	Sq.ft	Rent (pa)	SC*(pa)	Insurance (pa)
2	495	£4,950	£1,567.37	£55.95
5	196	£1,960	£620.61	£30.13
12	364	£3,640	£1,153	£55.95
27	723	£7,230	£2,291.91	£119.13
30	608	£6,080	£2,155.60	£88.13

\* Service charge is subject to annual review and reconciliation

Occupiers will be responsible for their own utility costs together with broadband/telecoms.

### Rental

From £10.00 per sq.ft

### Lease Terms

Individual or combined office suites are available by way of flexible lease terms up to 3 years on internal repairing terms.

The lease will be contracted out of the security provisions of the Landlord & Tenant Act 1954. Tenants will be required to sign a Statutory Declaration which is to be provided by an independent solicitor.

### Deposit

A rent deposit equivalent to 20% of the annual rent will be payable to the landlord and held for the duration of the lease.

### Rating

It is anticipated that the Rateable Values of the suites will be below the small business rates threshold of £12,000 and therefore eligible businesses will be able to claim full relief.

### Legal Costs

In the event that the Landlords standard tenancy agreements are used then each party shall cover their own costs.

Should the matter be referred to solicitors then the tenant will be responsible for the Landlords legal fees including VAT.

### VAT

Vat is applicable

### Services

All mains services, with the exception of gas are available to the property.

### EPC

An EPC is available on request

### Credit Check

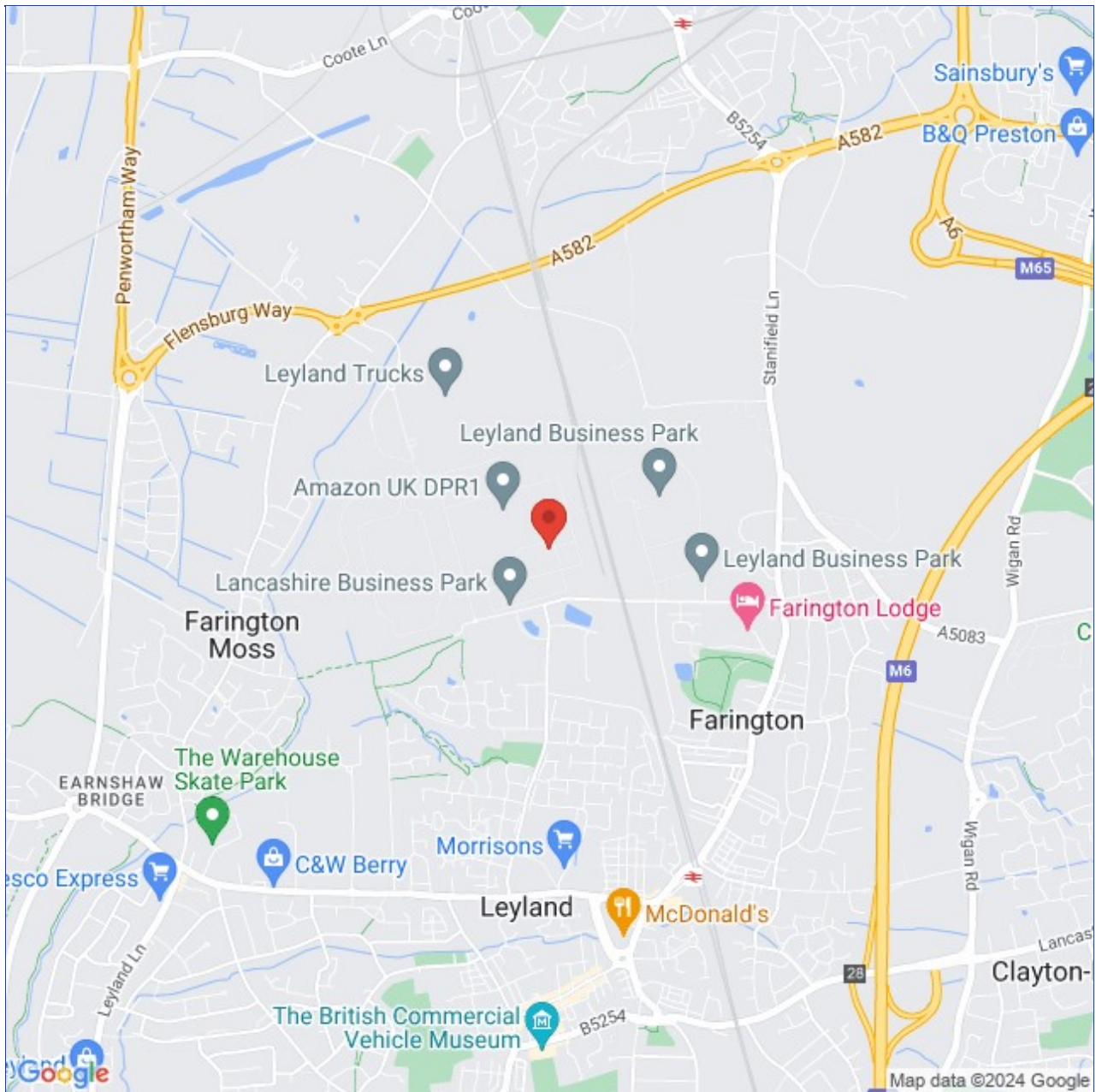
Tenants are required to consent to a credit check being undertaken. The Landlord reserves the right to amend the terms offered subject to the result of the credit check.

### Viewing

Strictly through sole agents

Taylor Weaver  
Rebecca Weaver  
01257 204900





[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.