

Second Floor Offices, Waitrose Premises, Buckshaw Village, Leyland, PR7 7NA

TO LET



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Use - Office

Size - 5,058 Sq ft

Rent - £61,000 per annum plus VAT

- Good Quality Second Floor Office Suite
- Ample on site parking
- Easy access to the national motorway network
- Open plan and cellular office space



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

The property is situated on the popular Buckshaw Village and is located 1 mile from junction 28 of the M6 motorway and 3 miles from junction 8 of the M61 motorway.

Buckshaw Village is situated mid way between the towns of Leyland and Chorley which lie around 2 miles from the property.

The property benefits from excellent rail communications with Buckshaw Parkway railway station being approximately a 20 minute walk from the property. This connects to Preston to the North and Bolton/Manchester airport to the South.

Description

The property comprises a good quality second floor office suite within the Waitrose distribution unit.

It benefits from the following specification:

- ~ Private offices and meeting rooms
- ~ Cooling and warming air heating system
- ~ Recessed lighting
- ~ Carpet tiled floors
- ~ Secure location
- ~ Ample on site parking
- ~ Self contained kitchen and wc facilities

Access to the suite is via a communal entrance area with stairs and personnel lift from the ground floor.

Accommodation

We have calculated the net internal area of the premises to be 5,058 sq.ft.

Externally there is a large secure car park.

Rental

£61,000 per annum plus VAT

Lease Terms

The suite is available by way of a new lease for a minimum period of 5 years on an internal repairing basis.

Service Charge

A service charge is levied on occupiers within the building. It is anticipated that this will be in the region of £1000 per annum, reviewed annually.

Building Insurance

The Landlord to insure and charge back, it is anticipated that the premium will be in the region of £700 per annum

Deposit

A deposit may be required subject to tenant covenant status.

Rating

It is anticipated that the space will be assessed with the whole site (surrounding warehouse and offices) and that the apportioned rates payable will be in the region of £13,000 per annum, paid to the Landlord.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services are available.

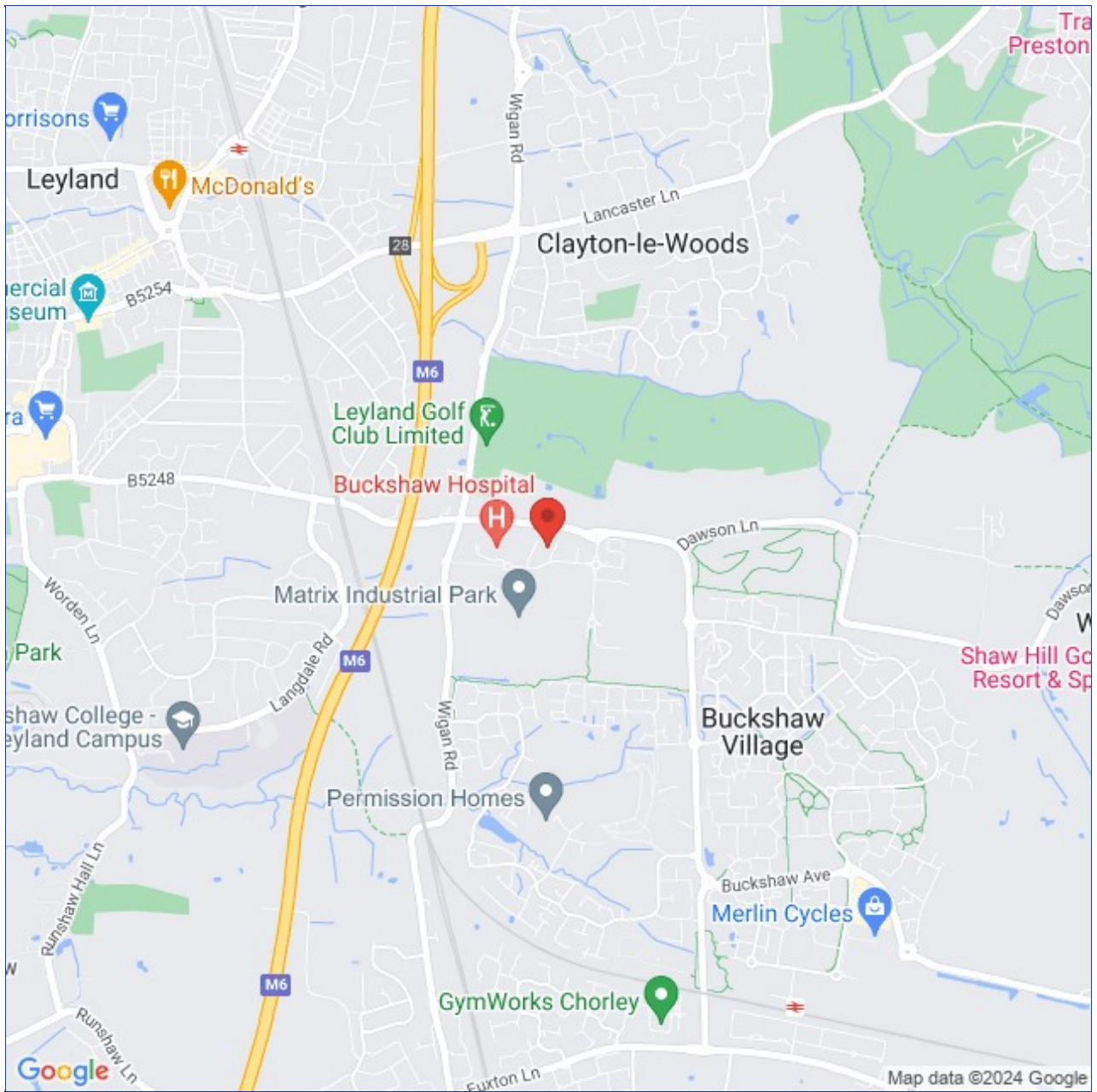
EPC

The property has an EPC rating of C (62). Further information is available on request.

Viewing

Strictly through agents

Taylor Weaver
(Neil Weaver MRICS)
01257 204900



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