

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

**TO LET**



# TO LET

Use - Office

Size - 2,544 - 7,767 Sq ft

Rent - From £13.50 per sq. ft. + VAT

- 2,544 - 7,767 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



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)



## 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.

Suite	Size	Rent (+VAT)
Suite 1a	2,544 sq.ft	£35,616 p.a. / £14.00 psf.
Suite 1b	5,838 sq.ft	£78,813 p.a. / £13.50 psf

A floor plan is available as a separate PDF. Suites can be combined to create a larger suite of 7,767 sq. ft.

### Rental

From £13.50 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 £6.52 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.

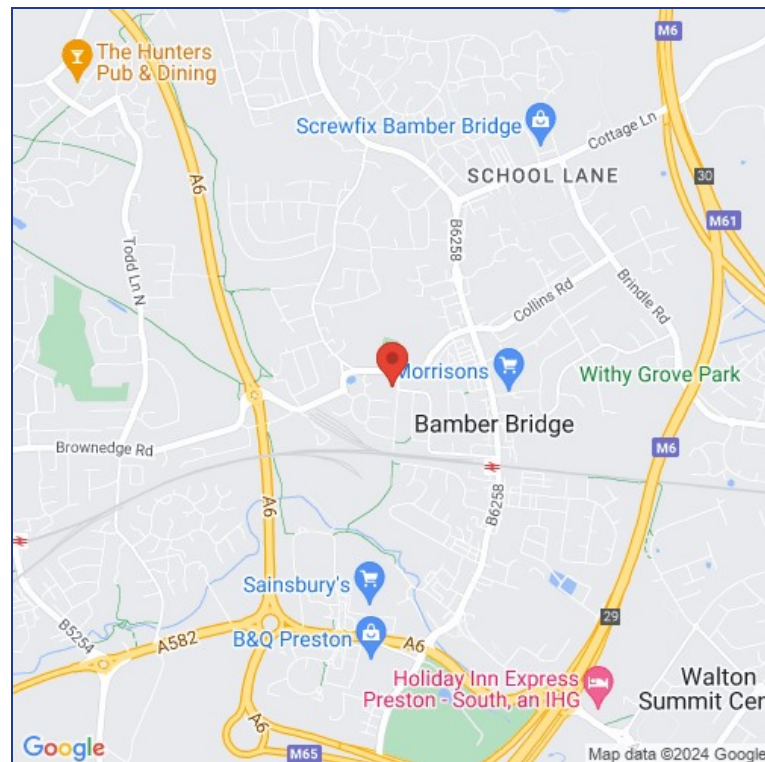
### Services

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  
james@taylorweaver.co.uk

Taylor Estates  
(Mike O'Halloran)  
07813 973519  
MikeO@taylorestates.com



[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.