

# TO LET

First Floor Refurbished Office Accommodation.  
2,100 Sq Ft



## COMMUNICATIONS HOUSE, LANCASTER GATE, LEYLAND, LANCASHIRE, PR25 2EX

- Competitive terms.
- Ample on site parking.
- Good quality accommodation
- Prominent town centre location.



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## Location

The property is situated in the centre of Leyland, in a prominent main road position.

Occupiers in the vicinity include a large Tesco Supermarket with parking, Millercare, Lancashire Constabulary and South Ribble Borough Council.

It has excellent access to the national motorway network via junction 28 of the M6 which lies approximately 1 mile from the property.

## Description

The property comprises a fully refurbished first floor office suite in the heart of Leyland town centre.

It provides the following specification:

- ~ Air conditioning throughout
- ~ New carpets
- ~ LED lighting within suspended ceiling
- ~ Male and female w.c. facilities
- ~ Cellular and open plan office accommodation
- ~ Kitchen facilities

To the rear of the property is secure parking for 10 vehicles.

## Accommodation

We have calculated the net internal area of the premises to be 2,100 sq. ft.

## Tenure

Leasehold only

## Lease Terms

The suite is available by way of a new lease for a minimum period of 3 years on effective full repairing and insuring terms.

The building insurance on the property is anticipated to be in the region of £900.00 per annum.

## Rating

The property has a Rateable Value of £23,250 with rates payable in the region of £11,600

## Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

## VAT

Not applicable.

## Services

With the exception of gas, all mains services are available to the property.

## EPC

The EPC rating is B(27)

## Planning

Office use under B1 will be permitted.

## Availability

The property is available for immediate occupation.

## Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

## Additional Information

### Rent

£27,000 Per Annum

### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01257 204 900

[neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)

