



WORDEN HALL

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www.southribble.gov.uk



23 - 31 SQ M (251 – 339 SQ FT)

OFFICE SUITES

AVAILABLE
SUMMER 2022

NEWLY RENOVATED OFFICE
SUITES IN A GRADE 2 LISTED
BUILDING IN LEYLAND
LANCASHIRE PR25 1DJ

TO LET
2 OFFICE SUITES

SERVICES

Internally the property will provide a kitchenette and WC facilities.

ENTRANCE

Each suite benefits from access control and a separate staff entrance. The suites also benefit from both floor access via stairwell and platform lift.

CAR PARKING

Free car parking is available adjacent to the Hall for tenants and visitors. Additional spaces are also available on the main Worden Park car park.

SECURITY

Access to the first floors will be via key fob entry and the site will benefit from external CCTV provision.

SITE LOCATION

Worden Hall is located in the heart of Lancashire in Leyland, South Ribble. The closest motorway junction is Junction 28 of the M6.

TELECOMMUNICATIONS

The suites will be supplied with Ethernet Fibre connections at 300Mbps.

USE CLASSES

Each suite benefits from planning permission for use Class:

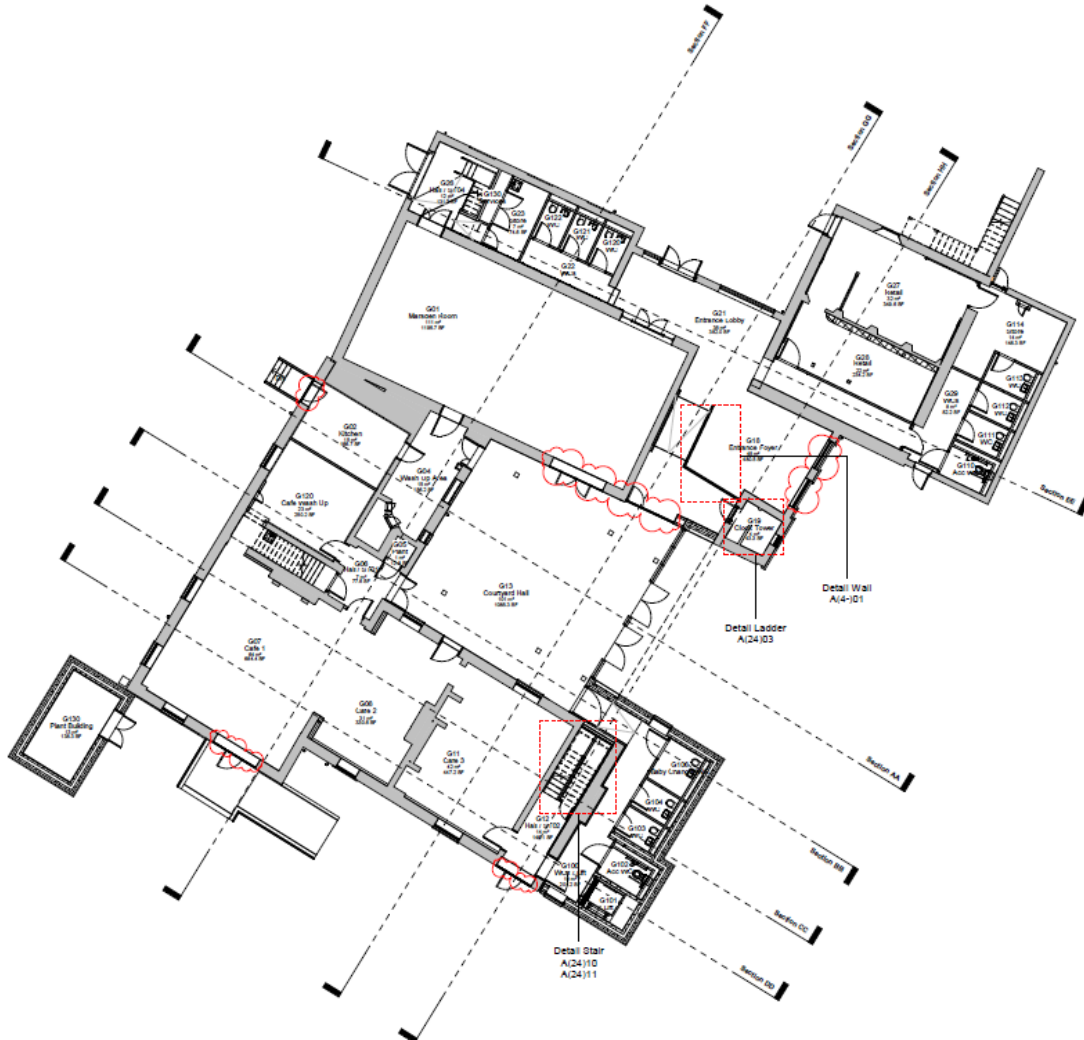
- E (Commercial, Business and Service)

VIEWING

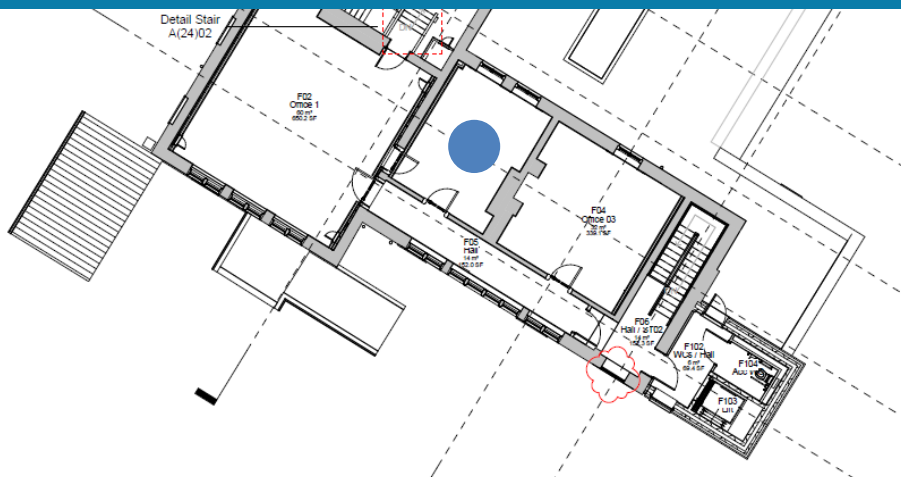
For further information or to arrange a viewing, visit South Ribble Borough Council's website or contact Tony Hutchinson on 01772 625430 or email:

tony.hutchinson@southribble.gov.uk

LAYOUT PLAN



SUITE	SQ M	SQ FT	CAR PARKING SPACES PER SUITE
F03	23	251	TBC
FO4	31	339	TBC



SUITE F03

REFERENCE	F03
SQ M	23
SQ FT	251
RENT	£2 259

TERMS

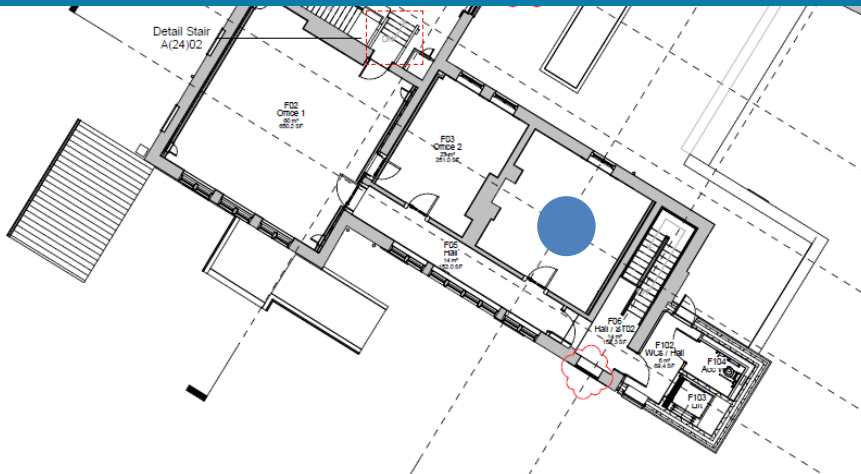
- **Lease:** The premises are available on a new lease, for a term to be agreed and areas are approximate gross.
- **Rent:** £2 259 per annum, exclusive per unit.
- **Rates:** The occupier will be responsible for the payment of business rates. Units are yet to be assessed however a prospective tenant is likely to benefit from small business rates relief and should contact South Ribble Borough Council on 01772 625625 for further information.
- **Service Charge:** A service charge will be payable however this amount is yet to be confirmed.
- **Legal Costs:** Each party to be responsible for their own legal costs incurred.
- **Utilities:** TBC
- **Parking:** Free car parking is available on site.

PLANNING

Planning permission granted for E (Commercial, Business and Service).

SPECIFICATION

- **Office:** The office suite is unfurnished, fully carpeted and painted.
- **WCs:** Shared toilet facilities are available
- **Security:** Secure access fob entry to office suites with 24-hour CCTV monitoring on site.



SUITE F04

REFERENCE	F04
SQ M	31
SQ FT	339
RENT	£3 051

TERMS

- **Lease:** The premises are available on a new lease, for a term to be agreed and areas are approximate gross.
- **Rent:** £3 051 per annum, exclusive per unit.
- **Rates:** The occupier will be responsible for the payment of business rates. Units are yet to be assessed however a prospective tenant is likely to benefit from small business rates relief and should contact South Ribble Borough Council on 01772 625625 for further information.
- **Service Charge:** A service charge will be payable however this amount is yet to be confirmed.
- **Legal Costs:** Each party to be responsible for their own legal costs incurred.
- **Utilities:** TBC
- **Parking:** Free car parking is available on site.

PLANNING

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SPECIFICATION

- **Office:** The office suite is unfurnished, fully carpeted and painted.
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