



TO LET

**FIRST FLOOR OFFICE
SPRINGFIELD HOUSE
41 – 45 CHAPEL BROW
LEYLAND
PR25 3NH**



Rent: £275 per month

- First floor office accommodation.
- Town Centre location with one car parking space.
- Economical and flexible terms.
- 17.2sq m (186sq ft)
- Furnished office.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



- Description:** First floor furnished office accommodation within Leyland Town Centre with one car parking space. The tenant will have shared use of the first floor kitchen and toilet with other office occupiers.
- Location:** Proceeding into Leyland Town Centre at the roundabout that meets Turpin Green Lane, Hough Lane and Churchill Way and proceed towards Chapel Brow where the premises are approximately 20 meters on the right hand side.
- Accommodation:** **First Floor:**
(all sizes are approx)
From personnel door off car park up to central first floor landing.
Office 2 4.8m x 3.6m (15'11 x 11'11) – 17sq m (186sq ft)
- Boardroom:** The tenant will have the opportunity of using the Boardroom located on the ground floor which is available by separate negotiation.
- Licence Agreement:** Tenants are required to enter into a licence agreement which allows access to the accommodation 24 hours a day 7 days a week. The normal period of the agreement is 3 months and can be terminated on serving 1 month's notice.
- Lease Terms:**
- Rent:** £275 per month inclusive of, electricity, heating and building insurance. Tenants are required to insure their own contents contained within the rooms and arrange their own telephone and data systems.
 - Term:** Three months and month-to-month thereafter.
 - Services:** Mains gas, electricity and water supplies are laid on with drainage to the main sewer.
 - Repairs:** Tenant is required to maintain and keep the premises in good standard of repair.
 - VAT:** All prices quoted are exclusive of but may be liable to VAT at the appropriate rate.
 - Legal Costs:** Landlord's reasonable legal costs to be paid by tenant
 - Rates:** Payable by tenant.
- EPC:** We understand an EPC has been commissioned and will be available on request.
- Business Rates:** According to the Valuation Office website the premises are described as 'Office and Premises' with a Rateable Value of £1,205. All interested parties should make their own enquiries for eligibility of Small Business Rates Relief or Grant Assistance by contacting South Ribble Borough Council on 01772 625625.
- Services:** Mains gas, electricity and water supplies are laid on, drainage to main sewer.
- To View:** By appointment with the agents with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.