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CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE
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TO LET
OFFICE PREMISES
STONEHOUSE SCHOOL
SCHOOL LANE
LEYLAND
PR25 2TU



APPROXIMATE TOTAL FLOOR AREA: 187 SQ M (2,017 SQ FT)

LOCATION The property is located off School Lane on the site of the former Stonehouse School. School lane is accessed directly off Golden Hill lane which in turn provides access to Junction 28 of the M6.

Leyland town centre and associated amenities are located approximately ¼ mile from the subject property. Preston City centre lies 4 miles to the North.

DESCRIPTION

The property comprises a former school premises which has been latterly used as a children's nursery.

The property itself is of brick construction contained beneath a pitched, slated roof. Internally the property is divided into 5 rooms as well as kitchen and w/c facilities. The five rooms have been equipped with sink units, with the exception of Room E, which comprises the boiler.

The property has the benefit of gas central heating, a combination of suspended and plasterboard ceiling with surface mounted tube lighting, UPVC double glazed windows and well as a solid floor. An intruder alarm and entry phone system is also in situ.

Externally the property sits within a communal site, however 6 dedicated car parking bays are provided.

ACCOMMODATION

Approximate net internal areas:

Room A	41.15 sq m	(443 sq ft)
Room B	56.93 sq m	(613 sq ft)
Room C	33.41 sq m	(360 sq ft)
Room D	38.46 sq m	(414 sq ft)
Room E	17.36 sq m	(187 sq ft)
Total	187.31 sq m	(2,017 sq ft)

TERMS

The property is available by way of a new lease with terms to be agreed.

RENTAL

£15,000 per annum exclusive

RATEABLE VALUE

£16,000 (2010 list)
The estimated rates payable £7,550 (2013/2014).

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

EPC

Available on request.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

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