

Suite 5 Tarleton Courtyard, Church Road, Tarleton


SMART MOVE



Asking Price **Monthly Rental Of £400**



01772 811899

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tarleton@smartmoveproperties.net

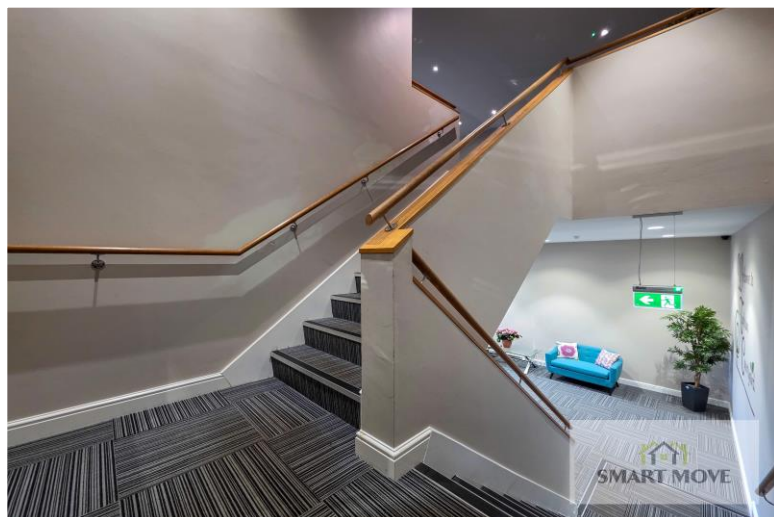


Looking for a centrally located modern office to run your business from?....Look no further than this spacious, modern, first floor office, located within Tarleton Courtyard, right in the centre of Tarleton village. This office is available to view and move into NOW, making early viewing highly recommended, so call Smart Move to arrange your tour on 01772 811899.

As the office is located on the first floor, there is easy access with stairs as well as a lift. This office is located at the end of an inner hallway and has its own private outer door through which you step into a private outer office / reception, with an inner door to the main office, where there is a fitted kitchen area and room for around 4 desks.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities.



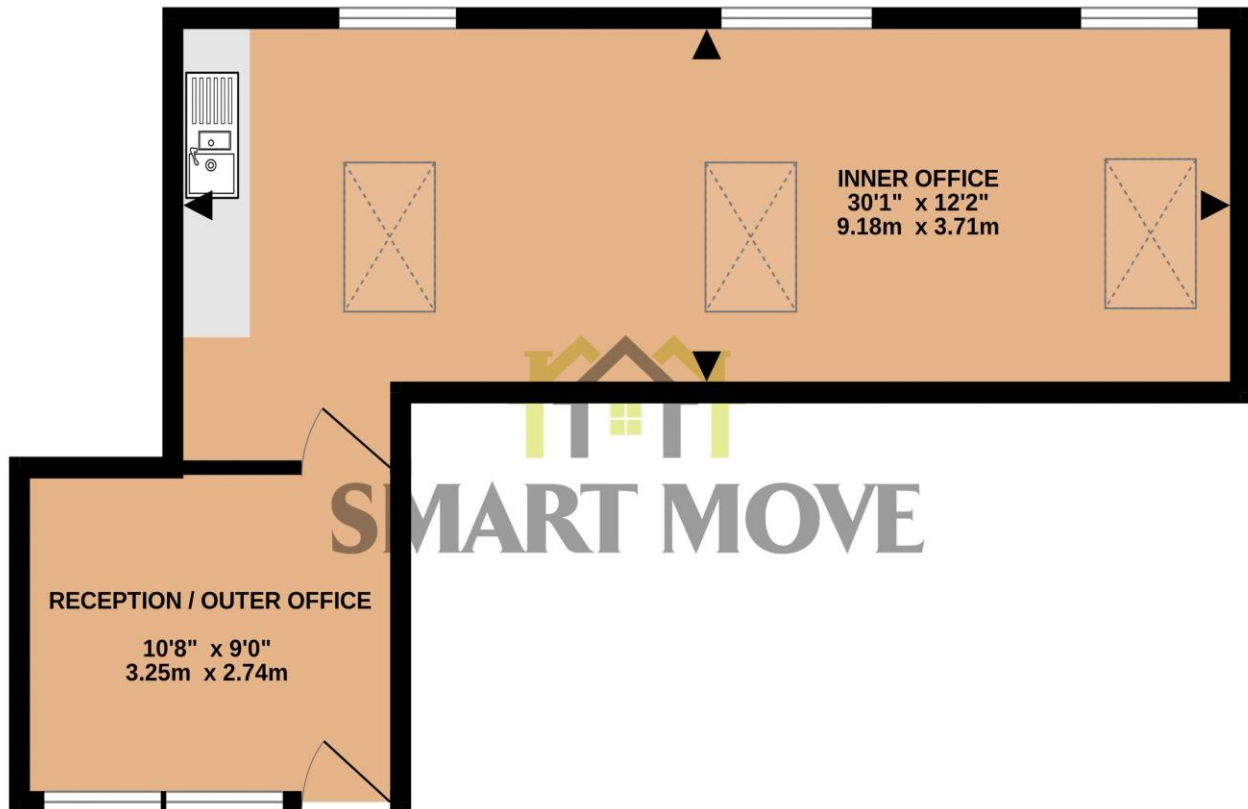


- * First Floor Office with Reception To Let
- * Available to View & Move In NOW
- * Stairs & Lift Access to First Floor
- * Fitted Kitchenette Area
- * View by Appointment via Smart Move

- * Around 416 sq ft of Private Office Space
- * Maintained Communal Toilet Facilities
- * Central Village Location
- * Outer Reception / Office plus Main Inner Office
- * UPVC DG, Skylights, Electric Heating & EPC Rating of C



GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRS

Property
Redress
Scheme



Smart Move – Tarleton
226a Hesketh Lane
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.