



CegeDIM House, Moss Side Industrial Estate,

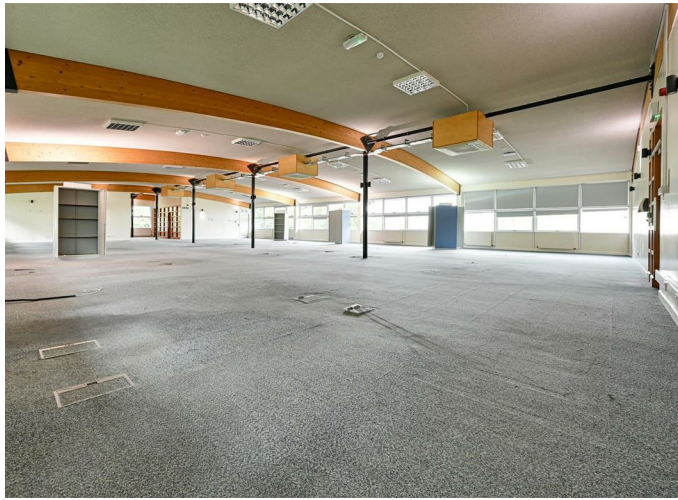
Leyland, Preston, PR26 7QN



£9,708 Per Calendar Month

Holdens bring to the market this purpose built building TO LET offering fantastic office space over two floors. Spacious rooms plus individual office rooms, reception area. To the first floor there is a further spacious open plan main office, individual offices, canteen, kitchenette, WC's, Server room. Cat five wiring, air conditioning, double glazed, heating. Lift to first floor. 49 car parking spaces on the private car park. Possibility to rent one floor. Rental figure is subject to VAT. EPC Rating D.





GROUND FLOOR

Reception Area

36'3" x 18'10" (11.063m x 5.741m)

Aluminium double glazed windows and doors to front, tiled floor, radiators, downlights, stairs to first floor, access into downstairs main office, ladies and gents WC, storage area, and maintenance/storage room.

Storage Area

16'7" x 12'7" (5.061m x 3.846m)

Double glazed aluminium windows two sides, heating radiators.

Main office

58'8" x 49'4" (17.901m x 15.058m)

Built-in storage, aluminium double glazed windows to each side, heating radiator, floor sockets with cat five wiring, door into office suite and rear office.

Office Suite

14'3" x 12'8" (4.351m x 3.868m)

Double glazed aluminium windows to side, heating radiators.

Rear downstairs office

49'4" x 24'0" (15.050m x 7.337m)

Double glazed aluminium windows to other side, heating radiators, socket floors with cat wiring, storage cupboards, rear stairway, three separate offices.

Office 1

16'10" x 14'6" (5.132m x 4.442m)

Double glazed aluminium windows, heating radiator.

Office 2

14'7" x 14'7" (4.452m x 4.455m)

Double glazed aluminium windows, heating radiator.

Office 3

9'0" x 14'7" (2.768m x 4.452m)

Double glazed aluminium window, heating radiator.

FIRST FLOOR

Landing

Access into upstairs main office, canteen, computer room, office room, and upstairs WC.

Office/Meeting Room

14'4" x 19'9" (4.391m x 6.036m)

Double glaze aluminium windows, heating radiator, floor sockets, downlights, left.

Computer Room/Server Room

13'4" x 9'3" (4.080m x 2.829m)

Double glazed aluminium window to side, wiring five cabling, air-conditioning units, LED downlights.

WC - Ladies & Gents

Canteen

19'3" x 18'9" (5.888m x 5.739m)

Aluminium double glazed windows, top floor, two heating radiators door into kitchenette.

Kitchenette

9'0" x 7'7" (2.757m x 2.316m)

Base units, stainless steel sink with drainer, towel floor.

Main Office

78'2" x 49'4" (23.835m x 15.051m)

Aluminium double glazed windows on two sides, heating radiators, power sockets in floor with cat five wiring, air-conditioning units, open through to rear office area, access into rear stairway.

Rear Office Area

19'5" x 17'6" (5.926m x 5.337m)

Aluminium double glazed windows, heating radiator, power sockets in floor with five wiring, access into two offices.

Office 1

19'5" x 12'0" (5.920m x 3.666m)

Double glazed aluminium windows, heating radiator.

Office 2

19'5" x 10'11" (5.925m x 3.352m)

Double glazed aluminium window, heating radiator.

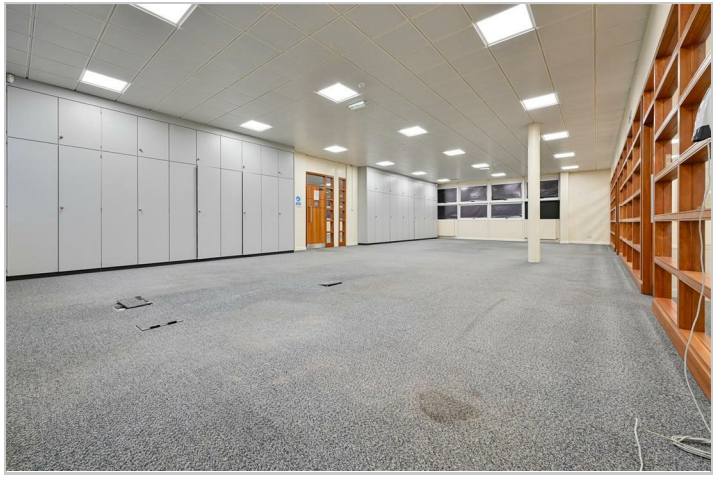
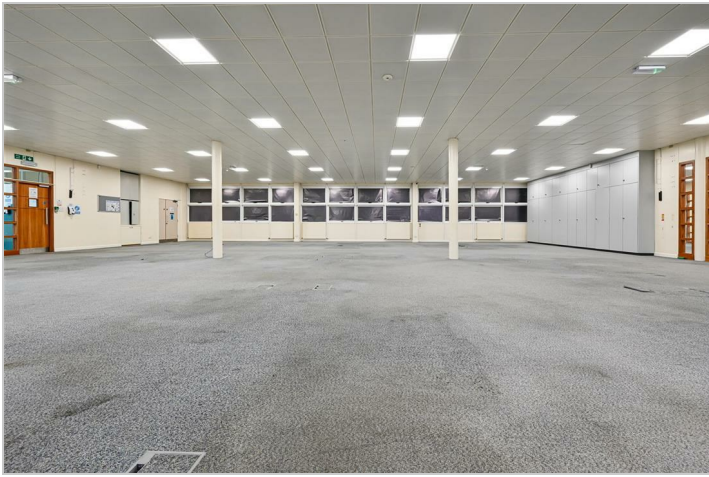
Boiler Room

EXTERNALLY

Car park with ample parking spaces.

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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