



## ***Berry Lane / Barclay Road***

Longridge Town Centre

Preston

PR3 3JA

## **TO LET**

### **Studio / Offices / Workspace**

- Flexible Lease Terms
- Excellent Location
- Ample Street Parking
- Clean Open Adaptable Business Space

#### **Location**

This business accommodation is well sited on Barclay Road just off Berry Lane. It is close to all the local shops and other amenities including public transport. Travel from the premises to all major highways in and out of Longridge is easy and there is ample unrestricted street car parking close by.

#### **Description**

With double entrance doors these premises offer adaptable business space for studios, offices together with a wide variety of other uses. It is ready for immediate occupation with plastered walls and ceiling and fluorescent lighting comprising two main work areas together with toilet facilities. The accommodation offers clear open space with a good headroom and will suit a wide variety of business uses. Floor area 89.5 m<sup>2</sup> / 963 sq.ft.

#### **Rental**

The initial rent for these premises at £50 per week is dependant upon the proposed use of the accommodation and the period of time for which it is to be taken.



#### **Legal Costs**

No Legal Fees

#### **Services**

It is understood that all mains services are available.

#### **Lease Terms**

The unit is available to let on flexible lease terms to enable your business to grow and adapt to market conditions. Leases are available for any length with break options available on long leases. Where appropriate all inclusive rent and service charge terms are available thereby simplifying the tenant's payments

#### **VAT**

All prices, premiums and rents etc. are quoted exclusive of VAT

#### **Business Rates**

The property is not currently assessed for business rates.

### **Viewing and further information**

**Please contact Richard Owen - 0161 495 2040**

**[richard@marylandsecurities.co.uk](mailto:richard@marylandsecurities.co.uk)**