

BEN ROSE



Yewlands Drive, Leyland

£1,665 PCM

A rare opportunity to tailor a space entirely to your own specification, the developer is willing to tailor this space to your desired outcome of use.

A 5,500 sq ft former NHS facility offering exceptional flexibility for a wide range of uses, from professional offices to community, creative, or wellbeing spaces like Dance or Fitness.

Located between a High School, Primary & Nursery School. The property features a series of spacious rooms and open plan areas, ideal for reconfiguration or refurbishment to suit your needs.

Whether you're seeking office accommodation, a training centre, or a base for activities such as dance, drama, yoga, or fitness, this property provides a rare opportunity to tailor a space entirely to your own specification.

The property will be renovated and can be tailored to your requirements upon application.

- 5,500 sq ft former NHS building available to let
- Flexible layout and can be refurbished to your own specification
- Suitable for offices, community, or wellbeing uses
- Spacious, adaptable layout with multiple rooms and open areas
- Scope for offices, studios, classrooms, or activity spaces
- Excellent transport links and local amenities nearby
- Secure access and parking options available
- Would suit community, education, or health & wellbeing organisations
- All proposals considered





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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

