

GUILDHALL

SALES & LETTINGS



Preston Road, Preston, PR3 3XL Guide Price £700,000

Please note: The property photographs have been digitally staged for illustrative purposes.

A once in a lifetime opportunity to acquire an exceptional detached commercial building set within an idyllic rural setting at the prestigious Boadicea Park, Ribchester, in the heart of the Ribble Valley.

Offered at a highly competitive price, this unique property combines a tranquil countryside environment with excellent accessibility, making it ideal for owner occupiers, investors, creative businesses, or companies seeking an impressive headquarters location.

The building comprises extensive office accommodation with a mixture of open-plan workspaces and private offices, together with fully boarded loft space offering additional storage or future potential. The property benefits from all mains services, including kitchen facilities, multiple WC facilities, internal and external CCTV systems, and Starlink satellite WiFi connectivity.

Constructed with a steel frame and clad elevations beneath a roof incorporating translucent panels, the property enjoys excellent natural light throughout. There is also a workshop/storage area with loading access, separate works office, mezzanine accommodation, and additional WC facilities.

The building is substantially completed, with only final finishing works required including skirtings, architraves, internal doors, and suspended ceilings. This presents a fantastic opportunity for a purchaser to add their own personal stamp and finish the property to their exact specification.

Bounded by a private brook, the site will be professionally landscaped and the surrounding waters restocked with trout and native fish, further enhancing the outstanding setting and lifestyle appeal of the property. Ample on-site parking is provided and access is via a private road through a security barrier, ensuring privacy and security.

Ground Floor Workshop

1,644 sq. ft

Offices

2,290 sq. ft

First Floor Works Offices

224 sq. ft

Mezzanine storage area

500 sq. ft

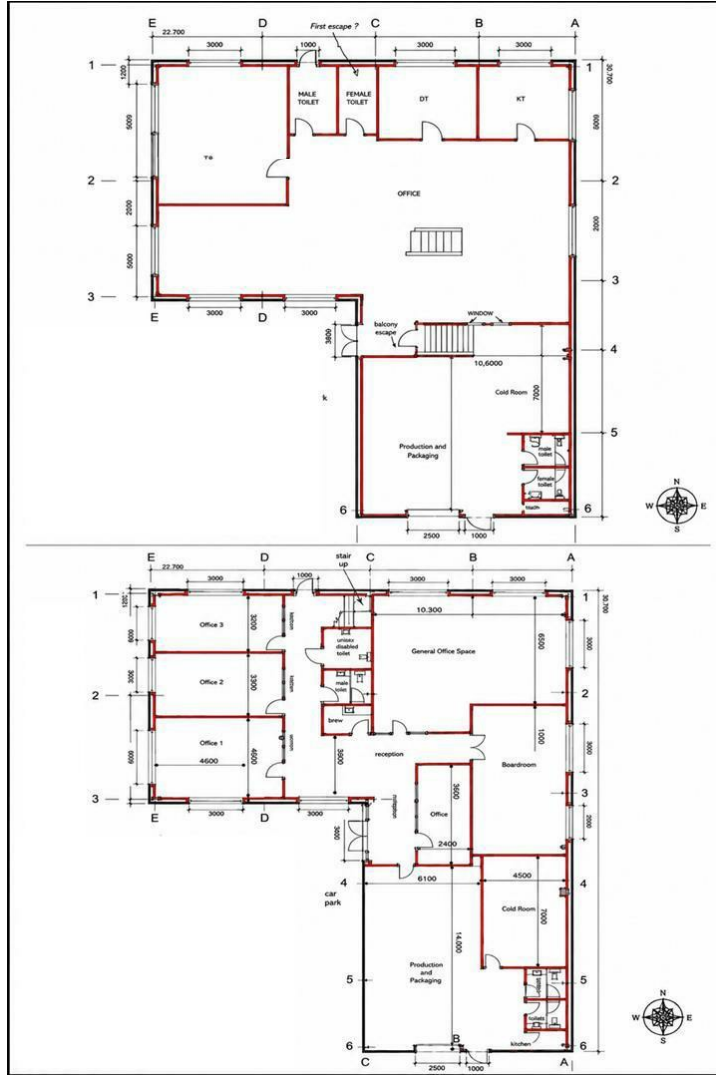
Mezzanine Storage area

2,540 sq. ft

Total

7,198 sq. ft

Floor Plan



Area Map



Energy Efficiency Graph

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	

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